



City of San Antonio

Legislation Details (With Text)

File #: 20-2477

Type: Zoning Case

In control: City Council A Session

On agenda: 3/19/2020

Title: ZONING CASE Z-2019-10700308 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-1 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 6111, located at 906 South Navidad Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-03-19-0213

Date	Ver.	Action By	Action	Result
3/19/2020	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700308

SUMMARY:

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region - 2 Airport Hazard Overlay District

Requested Zoning: "R-1 MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region - 2 Airport Hazard Overlay District (all overlays remain the same)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2020. This case is continued from the January 21, 2020 zoning hearing.

Case Manager: Michael Pepe, Planner

Property Owner: Jaime Lopez

Applicant: Jaime Lopez

Representative: Jaime Lopez

Location: 906 South Navidad Street

Legal Description: Lot 14, Block 1, NCB 6111

Total Acreage: 0.0430

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Historic Westside Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. The property was rezoned from "J" Commercial District to "R-7" Residence District by Ordinance 75,720, dated April 30, 1992. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-7" Residence District converted to the current "R-4" Residential Single Family District.

Topography: The subject property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Apartments, Retail

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwelling

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwelling

Overlay and Special District Information:

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"MLOD-2"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting

in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Navidad

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Montezuma

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 68, 103, 268

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The existing “R-4” district would allow a single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed: The proposed “R-1” district would allow a single-family dwelling (detached) with a minimum lot size of 1,000 square feet and a minimum lot width of 20 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but it is located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Guadalupe Westside Community Plan and is currently designated as “Low-Density Mixed Use” in the future land use component of the plan. The requested “R-1” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-4” Single-Family District is not an appropriate zoning for the property and surrounding area as the property is undevelopable as it is well below minimum lot size for “R-4” district. The proposed “R-1” Residential Single-Family District would allow this lot to be developed as it is 1,875 square feet in size.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles and objectives of the Guadalupe Westside Community Plan:

20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

- Ensure that new housing stock meets the needs of a mix of income levels.

20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.

· Identify and inventory potential vacant or underutilized sites available for development.

6. Size of Tract:

The subject property is 0.0430 acres, which could reasonably accommodate a single-family use.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that they have no object to this request.

The applicant intends to develop a small single-family home.