



City of San Antonio

Legislation Details (With Text)

File #: 20-3508

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/16/2020

Title: ZONING CASE Z-2020-10700111 CD (Council District 7): A request for a change in zoning from "R-4 NCD-8 MLOD-2 MLR-2 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD NCD-8 MLOD-2 MLR-2 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for three (3) dwelling units on Lot 26, NCB 6920, located at 1803 Texas Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2020-10700111 CD

SUMMARY:

Current Zoning: "R-4 NCD-8 MLOD-2 MLR-2 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

Requested Zoning: "R-4 CD NCD-8 MLOD-2 MLR-2 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for three (3) dwelling units.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Eduardo Salinas

Applicant: Eduardo Salinas

Representative: Eduardo Salinas

Location: 1803 Texas Avenue

Legal Description: Lot 26, NCB 6920

Total Acreage: 0.1791

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base and Planning Department

Property Details

Property History: The property was part of the Original 36 square miles of the City. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Duplex District converted to the current "R-4" Residential Single Family District.

Topography: The 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: R-4 and C-2

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: C-2, R-4 and RM-4

Current Land Uses: Vacant Convenient Store, Laundromat, Single-Family Residences and Daycare.

Direction: South

Current Base Zoning: R-4

Current Land Uses: Duplex and Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

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-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" 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.

"NCD"

The Woodlawn Lake Neighborhood Conservation District (NCD-8) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Texas Avenue

Existing Character: Local

Thoroughfare: Wilson Boulevard

Existing Character: Minor

Proposed Changes: None Known

Public Transit: 82, 522, 89 and 90

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

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

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of "R-4" is designed to 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 zoning district designation of "R-4 CD" is designed to 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.

The Conditional Use would allow for three (3) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center and is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Near Northwest Community Plan and is currently designated as “Urban Low Density Residential” in the land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. The proposed “R-4 CD” maintains the base residential district and the Conditional Use allows consideration of additional density for three (3) residential units. The current “R-4” is the result of the former “B” zoning which allows a duplex by right, and if owner occupied, an accessory dwelling unit would be permitted, allowing up to 3 units in total.

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 request does not appear to conflict with any public policy objective of the Near Northwest Community Plan, which encourages the following:

Objective 3.3: Design Standards

Protect and preserve the Near Northwest’s unique housing character.

Objective 3.5: Community Promotion

Promote the strengths of the Near NW Community as a place to live, work and play.

6. Size of Tract:

The 0.1791 acre site is of sufficient size to accommodate the proposed residential dwelling units.

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, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

There structures were built in 1929 and are currently considered non-conforming uses. The applicant is requesting to rezone to align the zoning with the current use of the property for three (3) dwelling units for future renovations.