



City of San Antonio

Legislation Details (With Text)

File #: 20-4968
Type: Zoning Case
In control: City Council A Session
On agenda: 9/3/2020
Title: ZONING CASE Z-2020-10700101 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on Lot 21, Block 3, NCB 12492, located at 1971 Rayburn Drive. Staff and Zoning Commission recommend Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Site plan, 3. Draft Ordinance, 4. Zoning Minutes, 5. Ordinance 2020-09-03-0618

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2020-10700101 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

Requested Zoning: "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Juan D. Contreras

Applicant: Keenon Allen

Representative: Keenon Allen

Location: 1971 Rayburn Drive

Legal Description: Lot 21, Block 3, NCB 12492

Total Acreage: 0.1708

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed by Ordinance 1391 on September 23, 1944 and zoned "L" First Manufacturing District. The subject property was rezoned by Ordinance 23507, dated September 5, 1956, from "L" First Manufacturing District to "B" Residential District. On March 17, 1977, Ordinance 47762 changed the zoning from "B" Residential District to "R-1" Single Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residential District converted to the current "R-6" 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-6

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6

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.

Transportation

Thoroughfare: Rayburn Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: 51

Traffic Impact: Traffic Impact Analysis (TIA) can not be determined at this time.

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-6" is designed to allow Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: The current zoning district designation of "R-6 CD" is designed to allow Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

The Conditional Use would allow for two (2) 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 and Zoning Commission (11-0) 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 Kelly / South San Pueblo Community Plan and is currently designated as "Medium Density Residential" in the land use component of the plan. The requested "R-6 CD" 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 applicant is maintaining the “R-6” base zoning district.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the surrounding area. The applicant proposes to the “R-6” base zoning district. The addition of the “CD” Conditional Use allows consideration of slightly more density for two (2) residential units.

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 Kelly/South San PUEBLO Community Plan, which notes the following:

Medium Density Residential Land Use Classifications and descriptions:

- Encompasses duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses.
- Most appropriately placed at the perimeter of a neighborhoods low density core.

6. Size of Tract:

The 0.1708 acre site is of sufficient size to accommodate the proposed residential units.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is requesting to rezone, in order to allow for two (2) dwelling units. If the property were owner-occupied then the two (2) units would be allowed by right with proper permitting.

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.