



City of San Antonio

Legislation Details (With Text)

File #: 21-1818

Type: Zoning Case

In control: City Council A Session

On agenda: 3/4/2021

Title: ZONING CASE Z-2020-10700275 S (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-4 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on the east 32 feet of Lot 3, Block 4, NCB 2866, located at 206 East Lubbock Street. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2021-03-04-0159

Date	Ver.	Action By	Action	Result
3/4/2021	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2020-10700275 S

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-4 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Blayne Tucker

Applicant: Blayne Tucker

Representative: Blayne Tucker

Location: 206 East Lubbock Street

Legal Description: East 32 feet of Lot 3, Block 4, NCB 2866

Total Acreage: 0.20

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property a part of the original 36 square miles of the City of San Antonio and was originally zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "C" converted to the "MF-33" Multifamily District. The property was rezoned from "MF-33" to the current "R-4" Residential Single-Family District by Ordinance 2006-12-14-1441 dated December 14, 2006.

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"

Current Land Uses: Single-Family Home

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Floodway

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Home

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Home

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. 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.

"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.

Transportation

Thoroughfare: Lubbock

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 43, 44, 243

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The proposed use does not exceed the minimum threshold.

Parking Information: The parking minimum for a manufactured home is one (1) space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: "R-4" 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: "R-4" 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 specific use would allow for the operation of a Manufactured Home, pursuant to a site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center and is located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 Downtown Regional Center Plan and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested R-4" Residential 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. The proposed rezoning allows continuation of the existing use but in accordance with a site plan.

3. Suitability as Presently Zoned:

The current “R-4” is an appropriate zoning for the property and the surrounding area. The proposed “R-4 S” is also an appropriate zoning for the property and existing use, and is consistent with the surrounding area mostly comprised of narrow lots and single-story homes.

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 Downtown Regional Center Plan:

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

- Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels
- Preserve existing affordable housing
- Emphasize the development of “Missing Middle” housing for both renters and owners

6. Size of Tract:

The subject property is 0.20 acres, which could reasonably accommodate residential uses, specifically a Manufactured Home.

7. Other Factors:

The subject property is located within the Lackland Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to the request.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.