



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3641  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 5/20/2021  
**Title:** ZONING CASE Z-2021-10700067 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on North 251 Feet of Lot 410, NCB 7850, located at 1514 West Pyron Avenue. Staff and Zoning Commission recommend Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2021-05-20-0389

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**  
Zoning Case Z-2021-10700067 CD

**SUMMARY:**  
**Current Zoning:** "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 4, 2021. This case is expedited to the May 20, 2021 City Council hearing.

**Case Manager:** Michael Pepe, Senior Planner

**Property Owner:** Roland Baiz

**Applicant:** Roland Baiz

**Representative:** RJ Delagarza

**Location:** 1514 West Pyron Avenue

**Legal Description:** North 251 Feet of Lot 410, NCB 7850

**Total Acreage:** 0.5033

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Tierra Linda Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:** The property was annexed on September 22, 1944, by Ordinance 1391, and it was originally zoned as "B" Residence District. The "B" was then converted to "R-4" Residential Single Family with the adoption of the 2001 Unified Development Code by Ordinance 93881, dated May 3rd, 2001.

**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 Dwellings

**Direction:** East

**Current Base Zoning:** R-4"

**Current Land Uses:** Single-Family Dwellings

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Dwellings

**Direction:** South

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Dwellings

**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. 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:** Commercial

**Existing Character:** Collector

**Proposed Changes:** None Known

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

Routes Served: 103 (Primo)

**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 single-family dwellings is 1 space per unit.

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The present zoning district designation of “R-4” allows Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**Proposed:** The proposed “R-4” allows Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. The “CD” would only allow two dwelling units, pursuant to a site plan.

### **FISCAL IMPACT:**

None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not part of a regional center nor is it 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 Nogalitos/South Zarzamora Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” 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. This enables development of a vacant parcel as two attached housing units. This is permitted on most surrounding properties due to their conversion from “B” district to the current “R-4” district.

#### **3. Suitability as Presently Zoned:**

The current “R-4” zoning is an appropriate zoning for the property and surrounding area. The proposed “R-4

CD” Residential Single-Family maintains the base zoning district and the “CD” Conditional Use allows consideration of two (2) dwelling units, per a prescribed site plan.

**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 Nogalitos/South Zarzamora Community Plan:

Goal 1: Housing Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

Objective 1.2 Diversity of Housing

Provide a variety of housing types that sustain all ages and economic groups.

ACTION STEPS: 1.2.1 Promote the neighborhood housing stock.

**6. Size of Tract:**

The subject property is 0.5033 Acres, which could reasonably accommodate the requested residential uses.

**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 there are no objections to this request.

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 rezoning to develop a duplex.