



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4475

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 6/15/2021

**Title:** ZONING CASE Z-2021-10700105 CD (Council District 3): A request for a change in zoning 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 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Three (3) Dwelling Units on Lots 11A and 11B, Block 47, NCB 11077, located at 3637 Commercial Avenue. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

**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:** 3

**SUBJECT:** Zoning Case Z2021-10700105 CD

### 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 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Three (3) Dwelling Units

### BACKGROUND INFORMATION:

**Zoning Commission Hearing Date:** June 15, 2021

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Pritchett Ventures, LLC

**Applicant:** Veronica Pritchett

**Representative:** Veronica Pritchett

**Location:** 3637 Commercial Avenue

**Legal Description:** Lots 11A and 11B, Block 47, NCB 11077

**Total Acreage:** 0.3802 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland Airforce Base

**Property Details**

**Property History:** The subject property was annexed into the city by Ordinance 18115, dated September 24, 1952 and was originally zoned "B" Residence District. The previous "B" district converted to the current "R-4" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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, duplex

**Direction:** South

**Current Base Zoning:** "R-4" and "C-1"

**Current Land Uses:** Single-family dwellings, vacant

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-family dwellings

**Overlay and Special District Information:**

"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.

"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:** Commercial Avenue

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None

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

**Routes:** 46, 246

**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 three (3) dwelling units is 1.5 spaces per unit.

**ISSUE:** None.

### **ALTERNATIVES:**

**Current:** The current “R-4” Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

**Proposed:** The proposed “R-4” Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

The proposed “CD” 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 or 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 West Sector Plan and is currently designated as “General Urban Tier.” The requested “R-4” 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. Surrounding properties are zoned “R-4” Residential Single-Family and “R-6” Residential Single-Family.

**3. Suitability as Presently Zoned:**

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested of “R-4 CD” maintains the base zoning and the “CD” Conditional Use allows consideration of three (3) 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West Sector Plan:

Goal HOU-1- Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

Goal HOU-3- Housing is well maintained to help ensure the long-term viability of neighborhoods

Goal HOU-3.1- Re-invest in existing residential neighborhoods

**6. Size of Tract:**

The subject property is 0.3802 acres, which could reasonably accommodate three (3) dwelling 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 subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.

The subject property benefits from the “B” to “R-4” zoning conversion, meaning it has the right to be developed as a duplex, which would have been allowed by the former “B” Residence District.