



City of San Antonio

Legislation Details (With Text)

File #: 21-4990

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/3/2021

Title: ZONING CASE Z-2021-10700157 CD (Council District 5): A request for a change in zoning 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 three (3) dwelling units on Lot 9 and North 138 Feet of Lot 10, Block 1, NCB 11305, located at 1502 West Thompson Place. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@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: 5

SUBJECT:
Zoning Case Z-2021-10700157 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 three (3) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: Veloz Andres Angel & Jeannette Rodriguez

Applicant: Mark Flinn

Representative: Mark Flinn

Location: 1502 West Thompson Place

Legal Description: Lot 9 & North 138 Feet of Lot 10, Block 1, NCB 11305

Total Acreage: 0.2241

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Thompson 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 "C" Residence District. The property was rezoned from "C" to "R-1" Residence District by Ordinance 63541 dated August 28, 1986. The "R-1" was then converted to "R-6" 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-6"

Current Land Uses: School

Direction: East

Current Base Zoning: "O-2"

Current Land Uses: Mixed Residential Dwellings

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Mixed Residential Dwellings

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Mixed Residential 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: Thompson

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: SW 27th Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 62

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-6” allows 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 proposed “R-6” allows 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 “CD” would only allow three 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 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 Kelly South SAN Pueblo Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-6” 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 rezoning merely permits the existing three residential units, which is consistent with the surrounding area, which includes several multi-unit properties.

3. Suitability as Presently Zoned:

The current “R-6” zoning is an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” Residential Single-Family maintains the base zoning district and the “CD” Conditional Use allows consideration of three (3) dwelling units, per a prescribed site plan. The site is appropriate for an increase in permitted density as it is on a corner with good vehicular access.

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 Kelly South SAN Pueblo Plan:

Objective 1.2 Diversity of Housing

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

1.2.1 Encourage a variety of housing sizes and prices that facilitates connection between people.

6. Size of Tract:

The subject property is 0.2241 acres, which could reasonably accommodate the requested residential uses.

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 rezoning to authorize the existing three (3) units on the property.