



# City of San Antonio

## Agenda Memorandum

**File Number:**18-6063

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**Agenda Item Number:** 15.

**Agenda Date:** 11/6/2018

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2018339 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

**Requested Zoning:** "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay with Conditional Use for two (2) residential dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 6, 2018

**Case Manager:** Nylih Acosta, Planner

**Property Owner:** Abel G and Maria Villarreal

**Applicant:** Abel G and Maria Villarreal

**Representative:** Abel G and Maria Villarreal

**Location:** 542 Brady Boulevard

**Legal Description:** Lot 10 and the West 60.1-feet of Lot 8 and Lot 9, Block 2, NCB 6313

**Total Acreage:** 0.1377

**Notices Mailed**

**Owners of Property within 200 feet:** 28

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

**Applicable Agencies:** Lackland Air Force Base

### **Property Details**

**Property History:** The subject property is part of the original 36 square miles of the City of San Antonio and was zoned "B" Residence District. Upon the adoption of the 2001 Unified Development Code the previous "B" converted to the current "R-4" Residential Single-Family District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4, IDZ

**Current Land Uses:** Single-Family Residences, San Antonio Housing Authority

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Lot, Church

**Direction:** South

**Current Base Zoning:** R-4

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

**Direction:** West

**Current Base Zoning:** R-4

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

**Overlay and Special District Information:** 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.

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:** Brady Boulevard

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Keck Avenue

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 520 is within walking distance from the subject property.

**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:** Minimum 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. 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 are allowed within the R-4.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center, but is within ½ a mile of the Zarzamora Premium Transit Corridor.

**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 property is located within the Guadalupe Westside Community Plan, and is currently designated as General Urban in the future land use component of the plan. The requested “R-4” Residential Single-Family base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property currently has two units. The zoning request will bring the property in compliance, and will allow the owner to keep 2 units on the property.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning district.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.1377 acres in size, which reasonably accommodates the uses permitted in “R-4” Residential Single-Family District.

**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, JBSA was notified of the proposed request.