



City of San Antonio

Agenda Memorandum

File Number:18-6343

Agenda Item Number: 10.

Agenda Date: 11/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018358

SUMMARY:

Current Zoning: "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Lidia Flores Chandler

Applicant: Seda Consulting Engineers, Inc

Representative: Dr. Salah E. Diab, P.E.

Location: 520 and 522 Queretaro Street

Legal Description: Lot 10, Lot 11, and Lot 12, Block 6, NCB 7405

Total Acreage: 0.20

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the city of San Antonio in 1945 and was zoned "R-5" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous "R-5" converted to the current "R-5" 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-5, RM-4, C-2NA, C-2NA CD

Current Land Uses: Single-Family Residences, Duplex, Radiator Shop

Direction: East

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences, Vacant Lot, Church

Direction: West

Current Base Zoning: R-5

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: Queretaro

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: S General McMullen

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA route 524 is within walking distance of 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 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is within ½ mile of the General McMullen 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 subject property is not within any Community, Neighborhood, or Sector Plan. Therefore a finding of consistency is not required.

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 applicant proposes to replat the lot into two separate parcels to build another single-family structure. The property currently consists of 3 lots, however, development on Lot 12 is currently restricted, due to the lot size not meeting the required minimum 5,000 square feet for the “R-5” district.

3. Suitability as Presently Zoned:

The current “R-5” base zoning district is appropriate for the subject property’s location; however, “R-4” is also appropriate and the use remains the same.

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 0.20 acres in size, which reasonably accommodates the uses permitted in “R-4” Residential Single-Family District.

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