



City of San Antonio

Agenda Memorandum

File Number:18-6374

Agenda Item Number: 8.

Agenda Date: 11/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018356 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Felipe Garcia

Applicant: Felipe Garcia

Location: 3122 West Laurel Street

Legal Description: Lot 9, Block 4, NCB 8884

Total Acreage: 0.152

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association and West End Hope in Action Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 6, 1945, established by Ordinance 2590. The property was zoned "C" Apartment District and converted to "MF-33" Multi-Family District. In 2003, Ordinance 97385 rezoned the property to the current "R-6" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-6, R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant Lots, Single-Family Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential, Vacant Lot

Overlay and Special District Information:

"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.

"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: West Laurel Street

Existing Character: Local Road

Proposed Changes: None known

Public Transit: The subject property is within walking distance to bus stops along Culebra Road along Bus Routes 82 and 282.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed threshold requirements.

Parking Information: A duplex requires a minimum of one (1) parking space per unit and allows a maximum of 2 parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-6” base zoning district permits single-family dwellings (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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is located within a half-mile of the Bandera and the General McMullen-Babcock Premium Transit Corridors.

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 not located within a Neighborhood, Community, or Sector Land Use Plan. Therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The surrounding uses consist of residential uses. While the majority of the residential uses are single-family homes, the proposed location is in close proximity to Culebra Road, a primary arterial. It is also in close proximity to commercial uses and community amenities. The site plan does not pose any evidence of likely adverse impacts on neighboring lands.

There is a lot within the adjacent block on Lombrano that was zoned R-6 CD for a duplex in October of this year. Additionally, this request is not out of character for the neighborhood because many of the lots in the area already have two (2) units on a single-lot.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the surrounding area. The surrounding area predominately consists of single-family zoning. The requested zoning is maintaining the base zoning district to keep it consistent with the immediate vicinity.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The subject property is currently vacant, so the proposed development would be providing infill development to the neighborhood it is located in.

5. Public Policy:

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

6. Size of Tract:

The 0.152 acre site is of sufficient size to accommodate the proposed development. The lot is currently vacant, so the development will be providing infill development and provide new housing for the area.

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.