



City of San Antonio

Agenda Memorandum

File Number:19-3671

Agenda Item Number: 8.

Agenda Date: 5/7/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700063 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 Conditional Use for four (4) residential dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Casa 8 / Ernesto Gomez

Applicant: Carlos Trevino

Representative: Carlos Trevino

Location: 202 Eskimo Street

Legal Description: Lot 1, Lot 2 and Lot 3, Block 2, NCB 6060

Total Acreage: 0.244

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1936 City Limits. The property was originally zoned "R-7" Small Lot Residence District and converted to "R-4" Residential Single-Family District following the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

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:

"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: Eskimo Street

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

Parking Information: A dwelling for 4 family cluster parking is allowed a minimum of 1.5 parking spaces per unit and 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 of “R-4”. These districts 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.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or within a half mile of 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 Nogalitos /South Zarzamora Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The “R-4” base zoning district is consistent with the current land use designation. While the proposed request maintains the “R-4” base zoning district, the “CD” allows for consideration of additional units.

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.

3. Suitability as Presently Zoned:

The existing “R-4” Single-Family Residential base zoning is an appropriate zoning district for the surrounding area. The proposed “CD” allows consideration of additional density in the area, which appears appropriate on this corner lot.

4. Health, Safety and Welfare:

Staff has 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 Nogalitos /South Zarzamora Community Plan.

Nogalitos /South Zarzamora Community Plan Relevant Goals and Objectives:

- Objective 1.2 Diversity of Housing: Provide a variety of housing types that sustain all ages and economic groups

- 1.2.3 Encourage quality infill housing that fits the character of the neighborhood

6. Size of Tract:

The subject property is 0.244 acres, which would adequately support the requested four (4) residential dwelling units.

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.

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.