



City of San Antonio

Agenda Memorandum

File Number:20-2299

Agenda Item Number: 14.

Agenda Date: 3/3/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2020-10700019 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 a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Jennifer Giacometto

Applicant: Jennifer Giacometto

Location: 250 Bogle Street

Legal Description: Lot 104, NCB 6724 save and except the north 0.1028 acres out of NCB 6724

Total Acreage: 0.1005

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was a part of the original 36 square miles of the City of San Antonio and was originally zoned “B” Residence District. The property was rezoned from “B” to “R-1” Single Family District by Ordinance 87216 dated January 8, 1998. The subject property converted from “R-1” to “R-6” Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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: “UZROW”

Current Land Uses: US Highway 90

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

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: Bogle

Existing Character: Local

Proposed Changes: None

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

Routes Serviced: 62, 103, 251

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

Parking Information: The parking requirement for a single family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning districts designation of “R-6” Residential Single-Family are designed to allow a 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 zoning districts designation of “R-6” are designed to allow a 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 Conditional Use would allow two (2) units as described in the site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Port San Antonio Regional Center and it is 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 “Low 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 requested zoning change would allow for a second electric meter for an existing housing unit on the property. This conditional use limits buildings to the site plan, mitigating potential adverse impacts.

3. Suitability as Presently Zoned:

The current “R-6” Residential District is an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” is also an appropriate zoning for the property as it maintains the base zoning but permits the continued operation of the existing units on the property.

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 appears to conflict with the following goals, principles, and objectives of the Kelly South SAN Pueblo Community Plan:

Goal 1: Housing

Improve the quality, appearance, and variety of existing and new housing for people of all ages

while increasing home ownership and investment in the area

Objective 1.2 Diversity of Housing

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

6. Size of Tract:

The subject property is 0.1005 acres, which could reasonably accommodate the proposed 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 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.