



City of San Antonio

Agenda Memorandum

File Number:20-2626

Agenda Item Number: 5.

Agenda Date: 5/19/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2020-10700047

SUMMARY:

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

Requested Zoning: "R-3 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: May 19, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Julia S. Vallejo Salinas

Applicant: Julia S. Vallejo Salinas

Representative: Julia S. Vallejo Salinas

Location: 905 South San Eduardo Avenue

Legal Description: East 90.5 feet of Lot 3 and the North 12.5 feet of the East 90.5 feet of Lot 4, Block 6, NCB 8980

Total Acreage: 0.0774

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Las Palmas Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed by Ordinance 1281 on June 21, 1944 and zoned "C" Apartment District. The subject property was rezoned by Ordinance 72510, dated October 18, 1990, from "C" Apartment District to "R-7" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-7" Apartment District converted to the current "R-4" Residential Single Family District.

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: "R-4"

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:

"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 Air Force Base. 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: South San Eduardo Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: 67, 68, 75 and 524

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

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

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “R-4” is designed to allow a 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.

Proposed: The proposed zoning district designation of “R-3” is designed to allow a Single-family dwelling with a minimum lot size of 3,000 square feet.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center and is not 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 West / Southwest Sector Plan and is currently designated as “General Urban Tier” in the land use component of the plan. The requested “R-3” base zoning district is consistent with the adopted land use designation.

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.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. The proposed “R-3” Residential Single-Family is also appropriate and allows the applicant to meet the minimum lot size for development.

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 request does not appear to conflict with any public policy objective of the West/Southwest Sector Plan.

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

HOU-3.1 Re-invest in existing residential neighborhoods.

6. Size of Tract:

The 0.0774 acre site is of sufficient size to accommodate a single-family home in the proposed “R-3” district.

7. Other Factors:

The subject property is located within the Lackland Airforce Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that they have no objections to this request.

The applicant is requesting to rezone from “R-4” to “R-3”, in order to comply with the minimum lot size requirement. The maximum lot size for this lot calculates to approximately 3,372 square feet. The “R-3” is needed in order to build a home.