City of San Antonio

Agenda Memorandum

File Number:20-5759

Agenda Item Number: Z-15.

Agenda Date: 11/5/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2020-10700130

SUMMARY:
Current Zoning: "R-6 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: September 15, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Anthony DeStefano and Stephanie DeStefano

Applicant: Charles Riley

Representative: Nancy Camarillo

Location: 5710 McDavitt Road

Legal Description: The east 130 feet of Lot A1, NCB 13950,

Total Acreage: 0.6260

Notices Mailed
Owners of Property within 200 feet: 25
Registered Neighborhood Associations within 200 feet: Cable-Westwood Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed on January 20, 1966 by Ordinance 33954 and was originally zoned Temporary "R-1" Single Family Residence District. The previous zoning district converted from "R-1" Single Family Residence District to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881 dated May 3, 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: "R-6"
Current Land Uses: Single-Family Residences

Direction: East
Current Base Zoning: "R-6"
Current Land Uses: Natural

Direction: South
Current Base Zoning: "C-3 NA"
Current Land Uses: Hotel

Direction: West
Current Base Zoning: "R-6"
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: McDavitt Road
Existing Character: Local
Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.
Routes Served: None

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

Parking Information: The minimum parking requirement for a dwelling - 1 family 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 present zoning district designation of "R-4" Residential Single-Family provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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 property is not within a Regional Center and is not within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 "Suburban Tier" in the land use component of the plan. The requested "R-4" Residential Single-Family District 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.

3. Suitability as Presently Zoned:
The current "R-6" base zoning is consistent with the surrounding properties to the East, West and North of the subject property. It is also consistent with the West/Southwest Sector Plan objective to encourage new housing development that is compatible with the community's character. The current community's character is a maximum of two (2) dwelling units per lot. Therefore, the requested "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "R-4" Residential Single-Family District is also appropriate and provides additional housing options for the area.

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 the public policy objective of the West/Southwest Sector Plan which encourages the following:

Housing Goals and Strategies

- Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
    - HOU-1.3 Preserve rural homesteads as part of the mix of housing choices
- Goal HOU-3: Housing is well maintained to help ensure the long-term viability of neighborhoods
    - HOU-3.1 Re-invest in existing residential neighborhood

6. Size of Tract:
The 0.6260 acre site is of sufficient size to accommodate the proposed single-family development.

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 Military has indicated that there are no objections to the request.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

The applicant originally requested “MF-18” Limited Density Multi-Family and received a recommendation of Denial from the Zoning Commission. The applicant initiated a new request for “R-4” Residential Single-Family.