



City of San Antonio

Agenda Memorandum

File Number:21-3285

Agenda Item Number: 11.

Agenda Date: 5/4/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2021-10700057

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-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 4, 2021

Case Manager: Juanita Romero, Senior Planner

Property Owner: Victor Malagon

Applicant: Paulina Washington

Representative: Paulina Washington

Location: 2602 Lombrano Street

Legal Description: Lot 13 and Lot 14, Block 6, NCB 8886

Total Acreage: 0.2399

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Prospect Hill/West End Hope In Action

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 “R-4” Residential Single-Family District. The property was rezoned by a large area rezoning by Ordinance 97385, dated March 27, 2003, from “R-4” to the current “R-6” 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: “C-3R”

Current Land Uses: Grocery Store

Direction: South

Current Base Zoning: R-4”

Current Land Uses: Single-Family Residences

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 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.

"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: Lombrano Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: 62, 51, and 88

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 current zoning district designation of “R-6” is designed to allow a Single-family dwelling (detached) with a minimum lot size of 6,000 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-4” is designed to allow a Single-family dwelling with a minimum lot size of 4,000 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.

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 residential single-family development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the surrounding area. The requested “R-4” would also be appropriate for the surrounding area. The proposed “R-4” Residential Single-family simply allows for a smaller minimum lot size of 4,000 square feet.

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.

Analysis and Visioning-

- Focus on assessing the existing conditions, challenges, and opportunities for the Westside Community Area.
- The Planning Team and community members will also provide direction on visioning and goal setting for the Westside area.

- The analysis and refinement of existing conditions will help to ensure that the vision and goals for the Westside area are grounded in the proper context

6. Size of Tract:

The 0.2399 acre site is of sufficient size to accommodate the proposed residential development.

7. Other Factors:

The applicant is requesting to rezone from “R-6” to “R-4”, in order to establish two lots. To reconfigure one single-family dwelling facing North West 26th Street and the interior lot have the other dwelling face Lombrano Street.