



City of San Antonio

Agenda Memorandum

File Number:21-4475

Agenda Item Number: 9.

Agenda Date: 6/15/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2021-10700105 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 a Conditional Use for Three (3) Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 15, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Pritchett Ventures, LLC

Applicant: Veronica Pritchett

Representative: Veronica Pritchett

Location: 3637 Commercial Avenue

Legal Description: Lots 11A and 11B, Block 47, NCB 11077

Total Acreage: 0.3802 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property was annexed into the city by Ordinance 18115, dated September 24, 1952 and was originally zoned "B" Residence District. The previous "B" district converted to the current "R-4" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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-4"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwellings, duplex

Direction: South

Current Base Zoning: "R-4" and "C-1"

Current Land Uses: Single-family dwellings, vacant

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-family dwellings

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: Commercial Avenue

Existing Character: Secondary Arterial B

Proposed Changes: None

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

Routes: 46, 246

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for three (3) dwelling units is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-4” Residential Single-Family District 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.

Proposed: The proposed “R-4” Residential Single-Family District 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.

The proposed “CD” would allow for three (3) dwelling units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or 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 Sector Plan and is currently designated as “General Urban Tier.” The requested “R-4” 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. Surrounding properties are zoned “R-4” Residential Single-Family and “R-6” Residential Single-Family.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested of “R-4 CD” maintains the base zoning and the “CD” Conditional Use allows consideration of three (3) units.

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 does not appear to conflict with the following goals, principles, and objectives of the

West Sector Plan:

Goal HOU-1- Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

Goal HOU-3- Housing is well maintained to help ensure the long-term viability of neighborhoods

Goal HOU-3.1- Re-invest in existing residential neighborhoods

6. Size of Tract:

The subject property is 0.3802 acres, which could reasonably accommodate three (3) dwelling units.

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.

The subject property benefits from the “B” to “R-4” zoning conversion, meaning it has the right to be developed as a duplex, which would have been allowed by the former “B” Residence District.