



City of San Antonio

Agenda Memorandum

File Number:21-5098

Agenda Item Number: 11.

Agenda Date: 8/3/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT: Zoning Case Z-2021-10700159

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-2 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: August 3, 2021

Case Manager: Catherine Hernandez, DSD Administrator

Property Owner: Mary L. Peterson

Applicant: Rafael Aleman

Representative: Rafael Aleman

Location: 2906 West Martin Street

Legal Description: East 17 feet of the North 80 feet of Lot 4 and the West 13 feet of the North 80 feet of Lot 5, Block 2, NCB 2243

Total Acreage: 0.0551

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association and West

End Hope in Action

Applicable Agencies: Lackland, Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "GG" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "GG" Local Retail District converted to the current "C-2" Commercial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2" and "R-4"

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single-family dwellings, Commercial

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Single-family dwellings, Commercial

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Single-Family dwellings

Overlay and Special District Information:

"AHOD"

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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"

The "MLOD-2" Lackland Military Lighting Overlay District 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: West Martin

Existing Character: Minor Arterial

Proposed Changes: None

Thoroughfare: North Calaveras

Existing Character: Local

Proposed Changes: None

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

Routes Served: 77 and 79

Traffic Impact: A Traffic Impact Analysis (TIA) 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 “C-2” Commercial District permits community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses include liquor stores, auto and light truck oil, lube, appliance sales and repair, and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed: The proposed “R-2” Single-Family Residential District permits a single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor is it located 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 does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “R-2” zoning is consistent with the existing residential uses surrounding the property. The current zoning is a result of a code conversion with the adoption of the Unified Development Code, and much of the area is primarily developed as single-family

3. Suitability as Presently Zoned:

The current “C-2” is not appropriate as this zoning was the result of the code conversion with the adoption of the Unified Development Code.

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 any public policy.

6. Size of Tract:

The subject property is 0.0551 acres, which could reasonably accommodate the requested residential use.

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 this request.