



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2023-10700315

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-6 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: December 5, 2023

Case Manager: Valeria Seca, Senior Planner

Property Owner: Michelle & Pedro Barrera

Applicant: Michelle & Pedro Barrera

Representative: Michelle & Pedro Barrera

Location: 2414 West Martin Street

Legal Description: Lots 7 and 8, NCB 2234

Total Acreage: 0.16 acres

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Prospect Hill and West End Hope in Action

Applicable Agencies: Planning Department, Lackland AFB

Property Details

Property History: The subject 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.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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: "R-5"

Current Land Uses: Residential Dwellings

Direction: East

Current Base Zoning: "R-2" "R-5" "C-2"

Current Land Uses: Residential Dwellings, Office Building

Direction: South

Current Base Zoning: "R-2" "R-5" "R-6"

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: "R-2" "R-3" "R-6"

Current Land Uses: Residential Dwellings

Overlay District Information:

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.

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.

Special District Information:

None.

Transportation

Thoroughfare: West Martin Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Beso Lane

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 77, 277

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: "R-6" Residential Single-Family District allows 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center but within ½ mile from the Commerce-Houston 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 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 use is consistent with the established development pattern of the surrounding area.
- 3. Suitability as Presently Zoned:** The current "C-2" Commercial District is not an appropriate zoning for the property and surrounding area. The requested "R-6" Residential Single-Family District is a more appropriate zoning for the property, aligning with the established residential uses. The property was zoned for retail use from the 1938 zoning code, which permitted residential uses as well. With the 2001 Unified Development Code update, converting the 1938 and 1965 zoning districts, it created non-conforming uses, including the subject property currently used as single-family residential. The rezoning of the property aligns the use of the property with the zoning.
- 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.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
 - GCF P10: Develop a plan to preserve and maintain affordable housing within revitalizing neighborhoods and along transit corridors.
 - GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.
 - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
- 6. Size of Tract:** The subject property is 0.16 acres, which could reasonably accommodate residential development.
 - 7. Other Factors:** Applicant is requesting a change of zoning to bring the existing single-family residence into compliance.

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.