



City of San Antonio

Agenda Memorandum

Agenda Date: September 6, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2022-10700209

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 6, 2022

Case Manager: Joshua Orton, Senior Planner

Property Owner: Carolyn Moore

Applicant: Habitat For Humanity

Representative: Michael Taylor

Location: 4930 Fortuna Street

Legal Description: Lot 7 and the west 62.25 feet of Lot 8, Block 4, NCB 7446

Total Acreage: 1.5

Notices Mailed**Owners of Property within 200 feet:** 33**Registered Neighborhood Associations within 200 feet:** Los Puentes**Applicable Agencies:** JBSA Lackland, Planning Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 2590, dated September 5, 1945 and zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "C" Apartment District converted to "MF-33" Multi-Family District. The property was rezoned to "R-6" Single Family District by ordinance 98691, dated January 7, 2004.

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-4"**Current Land Uses:** Single Family Residential**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Single Family Residential**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Single Family Residential**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: N/A.

Transportation

Thoroughfare: Fortuna Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There is public transit within walking distance to the property

Routes Served: 3

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family allows dwellings (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 Zoning: "R-4" Residential Single-Family allows dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

None.

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 located within the West/Southwest Sector Plan of the Westside Community Plan and is currently designated as "General Urban Tier" in the future land use component of the plan. The requested "R-4" 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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned "R-4" Residential Single-Family and "R-6" Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "R-4" Residential Single-Family is also appropriate. The proposed zoning is consistent with the land use and allows development of a small ten (10) unit subdivision. This request is in alignment with the

Strategic Housing Implementation Plan which encourages neighborhood growth and housing production.

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 objectives of the West/Southwest Sector Plan.

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

- HOU-1.1 Promote quality design and construction for new housing
 - HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
6. **Size of Tract:** The 1.5 acre site is of sufficient size to accommodate the proposed residential development.
 7. **Other Factors:** The applicant intends to construct a 10 unit residential subdivision.

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.