



City of San Antonio

Agenda Memorandum

Agenda Date: October 20, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700191

SUMMARY:

Current Zoning: “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: “RM-4 MLOD-2 MLR-2 AHOD” Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2022. This case is continued from the August 16, 2022 hearing.

Case Manager: Mark Chavez, Planner

Property Owner: INDC Working LLC

Applicant: P.W Christensen

Representative: P.W Christensen

Location: 1513 Leal Street

Legal Description: The east 12.84 feet of Lot 9B and Lot 10A, Block 3, NCB 2191

Total Acreage: 0.1433

Notices Mailed

Owners of Property within 200 feet: 23

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 part of the original 36 square miles of the City of San Antonio 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 the current "MF-33" Multi-Family 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: MF-33

Current Land Uses: Multi-family Apartment Complex

Direction: South

Current Base Zoning: R-4

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Multi-family Apartment Complex

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Multi-family Apartment Complex

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: Leal Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance.

Routes Served: 103 & 79 & 277

Traffic Impact: ** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502 **

Parking Information: The minimum parking requirement for a 4-Family Dwelling is 1.5 spaces per unit and the maximum being 2 spaces per unit. At 4 units, that is a minimum of 6 spaces, and maximum of 8 spaces.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family District allows multi-family development at a maximum of 33 units per acre.

Proposed Zoning: "RM-4" Residential Mixed District allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile of the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 existing “MF-33” Multi-Family District is appropriate zoning for the property and surrounding area. The “RM-4” Residential Mixed District is also an appropriate zoning for the property. The area is surrounded by single family and multi-family lots. The proposed “RM-4” Residential Mixed District limits the density of the residential development and constitutes a downzoning.
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 is not within a neighborhood or community plan.
6. **Size of Tract:** The 0.1433-acre site is of sufficient size to accommodate the proposed residential development.
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.

The applicant is rezoning because his lot width does not meet the minimum lot width to be developed as “MF-33” Multi-Family District. If the property is rezoned to “RM-4” Residential Mixed District the maximum number of residential units allowed is four (4).