



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2021-10700203

SUMMARY:

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 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: September 7, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Margaret Gonzalez

Applicant: Margaret Gonzalez

Representative: Margaret Gonzalez

Location: 3930 Culebra Road

Legal Description: Lots 39 and 40, Block 18, NCB 7504

Total Acreage: 0.1983

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Loma Park Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 2590, dated September 5, 1945 and was originally zoned "C" Apartment District. The property was rezoned to "B-3NA" Business, Non-Alcoholic Sales District by Ordinance 60406, dated March 14, 1985. The previous "B-3NA" district converted to the current "C-3NA" Commercial Non-Alcoholic Sales 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: "C-2"

Current Land Uses: Single-family dwellings, beauty salon

Direction: East

Current Base Zoning: "C-3NA"

Current Land Uses: Commercial, day care center

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Single-family dwellings

Overlay District Information:

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. 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.

Special District Information:

None.

Transportation

Thoroughfare: Culebra Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

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

Routes Served: 82, 282

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 a dwelling unit is 1 space per unit

ISSUE:

None

ALTERNATIVES:

Current Zoning: C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: Single-family dwelling (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:

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 approval criteria below.

1. **Consistency:** The subject property is located within the West/Southwest 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. The requested “R-4” will be a similar land use to the surrounding area and is consistent with the future land use plan for the area.
3. **Suitability as Presently Zoned:** The current “C-3NA” is not consistent with the future land use designation of “General Urban Tier.” The proposed “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “R-4” is consistent with the future land use designation and rezoning the property to “R-4” will bring the current use of the property – residential dwelling - into conformance.
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/Southwest Sector Plan: HOU-1- Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan HOU-1.2- Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood HOU-3- Housing is well maintained to help ensure the long-term viability of neighborhoods
6. **Size of Tract:** The subject property is 0.1983 acres, which could reasonably accommodate one dwelling unit.
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 the request.