



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2023-10700331 CD

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-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Duplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 16, 2024

Case Manager: Valeria Seca, Senior Planner

Property Owner: Salvador Jauregui

Applicant: Salvador Jauregui

Representative: Salvador Jauregui

Location: 206 Westoak Road

Legal Description: Lot 1, Block 7, NCB 15584

Total Acreage: 0.4082 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Lackland Terrace

Applicable Agencies: Lackland AFB, Planning Dept

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41422, dated December 26, 1972. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residential District converted to the current "R-6" Residential Single-Family District.

Code & Permitting Details:

There is no code enforcement history. Current permit applications:

REP-MBR-APP21-35004293: Minor building repairs

REP-ROF-PMT21-35201482: Re-roofing permit

RES-FEN-APP23-31801146: Residential fence application

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-6"

Current Land Uses: Residential Single-Family Homes

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: South

Current Base Zoning: "C-2 NA", "C-2 CD"

Current Land Uses: Bank, Vacant Lot

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential Single-Family Homes

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: Westoak Road

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Westrock Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA Metropolitan Transit Center – Kei-Lac is within walking distance of the subject property.

Routes Served: 64, 76, 276, 611, 612, 613, 614, 615, 616, 617, 619

Traffic Impact: A Traffic Impact Worksheet was submitted.

Parking Information: The minimum parking requirement for a Single-Family residential dwelling is 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District. The proposed “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.

Proposed Zoning: “R-6 CD” Residential Single-Family District with a Conditional Use for a Duplex. The proposed “R-6 Residential Single-Family District with a Conditional Use for a Duplex allows for the current use of the property.

The “CD” Conditional Use would allow a Duplex.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the West/Southwest Sector Plan and is not 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 approval criteria below.

1. **Consistency:** The subject property is located within the West/Southwest Sector Plan, adopted April 2011, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-6 CD” Residential Single-Family District with a Conditional Use for a Duplex is consistent with the 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. Properties in the area are zoned “R-6” Residential Single-Family.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is appropriate zoning for the property and surrounding area. The proposed “R-6 CD” Residential Single-Family District with a Conditional Use for a Duplex is also an appropriate. Both proposed units will be in one (1) structure giving the appearance of a single unit. The property is presently existing nonconforming, and the applicant is requesting the change of zoning to become compliant with the use of the property. Additionally, as a planning principle slightly more density in generally located on corner lots and intersections of streets.
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/does not appear to conflict with any public policy objective. Relevant Goals and Policies from the Comprehensive Plan may include:
 - 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.Relevant Goals and Policies from the West/Southwest Sector Plan may include:
 - 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-3.1: Re-invest in existing residential neighborhoods.
6. **Size of Tract:** The subject property is 0.4082 acres, which could reasonably accommodate a Duplex.
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 Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to refinance an existing duplex.