



City of San Antonio

Agenda Memorandum

Agenda Date: March 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT: Zoning Case Z-2021-10700336 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 two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 15, 2022

Case Manager: Roland Arsate, Planner

Property Owner: Jose & Maria Gonzales

Applicant: Jose & Maria Gonzales

Representative: Jose & Maria Gonzales

Location: 840 Southwest 36th Street

Legal Description: the North 64.64 Feet of Lot 12, save and except the west 15 Feet, Block 9, NCB 8992

Total Acreage: 0.4731

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Los Jardines

Applicable Agencies: Lackland

Property Details

Property History: The subject property was annexed into the City of San Antonio by ordinance 1258, dated August 2, 1944 and zoned "C" Apartment District. The property was rezoned by ordinance 72510 dated October 18, 1990 to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Topography: The subject property is located within the Upper SAR Watershed and Artesian Zone Aquifer.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Residential Single Family

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential Single Family

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential Single Family

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Church

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: 36th Street

Existing Character: Minor/Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Marbauch Avenue

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 75

Traffic Impact: SW 36th Street is identified on the City's Major Thoroughfare Plans as (Secondary Arterial Type B 70'-86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavements – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along the sidewalks.

Parking Information: Minimum parking requirement for single-family is space 1 per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family Districts accommodate residential single family uses, with building height limitation of 35 feet and no more than 2.5 floors with a minimum lot size of 6,000 square feet, and a lot width of 50-150 feet, residential single family, foster family home, public and private schools and churches.

Proposed Zoning: "R-6 CD" Residential Single-Family Districts accommodate residential single family uses, with building height limitation of 35 feet and no more than 2.5 floors with a minimum lot size of 6,000 square feet, and a lot width of 50-150 feet, residential single family, foster family home, public and private schools and churches.

The "CD" Conditional Use would allow a two (2) dwelling units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR: Subject property not in a proximity to regional Center/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” in the future land use component of the plan. The requested “R-6 CD” 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.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the area. The proposed request maintains the base “R-6” Residential Single-Family District. The “CD” Conditional Use will allow for two (2) dwelling units. The proposed density and configuration would maintain the established character of the neighborhood as there are other Conditional Uses for 2 to 3 units north of the subject site. Additionally, the subject property is a large lot, fronting a secondary arterial street which is appropriate for additional density.
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 request to rezoning does not appear to conflict with any of the following goals, principles and 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 Land Use Plan.

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 residence within the Sector and within the same neighborhood.

Hou-1.3 Preserve rural homesteads as part of the mix of housing choices.

Goal HOU-3 Housing is well maintained to help ensure the long-term viability of neighborhoods

Hou-3.1 Re-invest in existing residential neighborhoods

6. **Size of Tract:** The 0.4731 acres site is of sufficient size to accommodate the proposed residential use 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 the request.

The applicant is re-zoning for two (2) dwelling units.