



City of San Antonio

Agenda Memorandum

Agenda Date: November 16, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Zoning Case Z-2021-10700276 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) residential dwellings

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 16, 2021

Case Manager: Summer McCann, Planner

Property Owner: Merry Pena

Applicant: Baltazar Serna

Representative: Baltazar Serna

Location: 130 West Mayfield Boulevard

Legal Description: Lot 252A, NCB 7846

Total Acreage: 0.395 Acres

Notices Mailed**Owners of Property within 200 feet:** 23**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** Lackland Airforce Base**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1391 dated September 22, 1944 and zoned "B" Residence District. The property was rezoned to "R-1" Single-Family Residence District by Ordinance 84398 dated July 11, 1996. 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 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:** "R-6"**Current Land Uses:** Single-Family Dwelling**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwelling**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwelling**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: West Mayfield Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 44

Traffic Impact: ROW dedication and improvement may be required along Mayfield

Parking Information: The minimum parking requirement for a 1 Family Dwelling is 1 per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-6” Residential 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” Residential Single-Family (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.

The “CD” Conditional Use would allow four (4) dwelling units.

FISCAL IMPACT: None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial

The applicant has indicated that they intend to amend their request to “R-6 CD” Residential Single-Family District with a Conditional Use for three (3) dwelling units. Although this is slightly less density, staff still recommends Denial.

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 South Central San Antonio Community Plan and is currently designated as “Low Density” 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 find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed density is not 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 “R-6 CD” Residential Single-Family District with a Conditional Use for four (4) residential dwellings would allow for density that is out of character and inconsistent with the established development pattern. The neighboring properties are entirely used as single-family dwellings.
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 appear to conflict with the following goals, principles, and objectives of the South Central San Antonio Community Plan:
 - Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations
 - Encourage a balance of new development and redevelopment of target areas.
6. **Size of Tract:** The subject property is approximately 0.395 acres, which could reasonably accommodate residential development.
7. **Other Factors:** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with 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 rezoning to “R-6 CD” Residential Single-Family District with a Conditional Use for four (4) dwelling units.