



City of San Antonio

Agenda Memorandum

Agenda Date: January 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Zoning Case Z-2021-10700325

SUMMARY:

Current Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 18, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Higinio Ramirez

Applicant: Higinio Ramirez

Representative: Higinio Ramirez

Location: 6402 Marcum Drive

Legal Description: Lot 29, Block 13, NCB 16523

Total Acreage: 0.1664 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Cable-Westwood Association

Applicable Agencies: None

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 43495, dated April 21, 1974 and originally zoned Temporary "R-1" Single-Family Residence District. The property converted under Ordinance 45380, dated June 19, 1975, from Temporary "R-1" Single-Family Residence District to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

Topography: A portion of subject property is located within the Artesian Zone Aquifer, within a Mandatory Detention Area, and within the Leon Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, R-6

Current Land Uses: Empty Lot

Direction: South

Current Base Zoning: UZROW, C-3

Current Land Uses: UZROW, Empty Land, Apartments

Direction: East

Current Base Zoning: C-3 NA

Current Land Uses: Econo Inn

Direction: West

Current Base Zoning: R-6, C-3

Current Land Uses: Residential Homes and Empty Lots

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: Marcum Drive
Existing Character: Local
Proposed Changes: None

Thoroughfare: Avril Avenue
Existing Character: Local
Proposed Changes: None

Thoroughfare: Enrique M. Barrera Parkway
Existing Character: Secondary Arterial Type A 86' ROW
Proposed Changes: ROW dedication and improvement may be required.

Public Transit: There are two VIA bus routes within proximity to the subject property.
Routes Served: 76, 276

Traffic Impact: Enrique Barrera is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required along arterials along with sidewalks. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at the time of Building permit. ROW dedication and improvement may be required along Marcum and Avril.

Parking Information: The minimum parking requirement is one (1) per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "C-3" Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "R-6" Single-Family Residential Districts consist of a 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within proximity to a premium corridor and is not within proximity to a regional center.

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 Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “R-6” 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. Surrounding properties are primarily “R-6” Single-Family Residential or “C-3” General Commercial. On Marcum Drive specifically, there is an abundance of single-family residential homes in use or undergoing construction. Changing the zoning to “R-6” to accommodate a small detached single-family home aligns with the current trend of development.

3. Suitability as Presently Zoned: The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “R-6” Single-Family Residential District is also an appropriate zoning for the property and surrounding area.

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 not appear to conflict with any public policy objective.

Relevant Goals and Policies West Sector Plan may include:

- LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
- LU-1.1 Limit encroachment of commercial uses into established low-density residential areas

6. Size of Tract: The 0.1664-acre site is of sufficient size to accommodate the proposed Residential uses and development.

7. Other Factors: The subject property is located within the Lackland Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army

National Guard and JBSA were notified of the proposed request. The Military has indicated that there is no objection to the request.

The applicant intends to construct a single-family home on the lot.