



City of San Antonio

Agenda Memorandum

Agenda Date: August 4, 2022

In Control: City Council Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700114

SUMMARY:

Current Zoning: “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Lonestar Capital Holdings, LLC

Applicant: Jeremiah Gavina

Representative: Jeremiah Gavina

Location: 2402 West Martin Street

Legal Description: the north 60.15 feet of Lot 13, and Lot 15, NCB 2238

Total Acreage: 0.0592 Acres

Notices Mailed**Owners of Property within 200 feet:** 38**Registered Neighborhood Associations within 200 feet:** Prospect Hill and West End Hope In Action**Applicable Agencies:** Lackland Airfield**Property Details****Property History:**

The subject property is currently zoned "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District. The property was part of the original 36 square miles of the City of San Antonio and was originally zoned "GG" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "GG" Local Retail District converted to the current "C-2" Commercial 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:** "C-2"**Current Land Uses:** Residential Dwelling**Direction:** South**Current Base Zoning:** "C-2"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "I-1"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "C-2"**Current Land Uses:** Residential Dwelling**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:** West Martin**Existing Character:** Minor**Proposed Changes:** None Known**Thoroughfare:** North Nueces**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 75, 77, 79, 277

Traffic Impact: Preliminary Review Only— Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**
A TIA Report is not required.

Parking Information: The minimum parking requirement for a residential dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “R-2” Residential Single-Family allows dwelling with a minimum lot size of 2,000 square feet and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Commerce-Houston Premium Transit Corridor and the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 surrounding zoning is predominantly “C-2” Commercial District and “I-1” General Industrial District. However, all the properties that immediately surround the site, as well most of the properties that generally surround the site have residential uses.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. However, the proposed “R-2” Single-Family Residential District is a more appropriate zoning for the property and surrounding area, given the established residential development trend. It also constitutes a downzoning of the property from commercial to residential. The entire area could benefit from a large area rezoning to more appropriately zone properties to their existing use as single-family homes.
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 objectives of the SA Tomorrow Plan, which support diverse housing types and density.
6. **Size of Tract:** The subject property is 0.0592 Acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant is rezoning to rehabilitate the existing structure for single-family residential purposes. There is no proposed demolition of structure.