



City of San Antonio

Agenda Memorandum

Agenda Date: November 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2022-10700267

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: "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2022. This case was continued from October 18, 2022.

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Lorie E Alderete

Applicant: Javier Yu

Representative: Javier Yu

Location: 834 SW 36th Street

Legal Description: Lot 11, save and except the western 15-feet of Lot 11, Block 9, NCB 8992

Total Acreage: 0.9595

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Los Jardines Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The 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 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 Structure

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Structure

Direction: South

Current Base Zoning: R-6 Conditional Use for Two Dwelling Units

Current Land Uses: Residential Structure

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Structure

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: N/A

Transportation

Thoroughfare: SW 36th Street

Existing Character: Secondary Arterial B

Proposed Changes: None known

Thoroughfare: Maurbach Ave

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 75

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for multi-family development at a maximum density of 18 units per acre is 1.5 spaces per unit. The maximum parking for multi-family development at a maximum density of 18 units per acre is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District permits 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: “MF-18” Limited Density Multi-Family District permits multi-family dwellings with a maximum density of 18 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and not located within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff 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 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 find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Properties in the area are primarily “R-6” Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family District introduces density not already established in the area and within a primarily single-family residential block. The proposed “MF-18” would allow up to 17 units which is very out of character with the neighborhood.
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.
6. **Size of Tract:** The 0.9595-acre site is of sufficient size to accommodate the proposed 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 this request.

The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 0.9595 acres, there could potentially be development of 17 units. The applicant is requesting to build 13 units.

For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.