



City of San Antonio

Agenda Memorandum

Agenda Date: February 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2023-10700001

SUMMARY:

Current Zoning: "O-2 MLOD-2 MLR-2 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Hari Solomon

Applicant: Reynaldo Vasquez

Representative: Reynaldo Vasquez

Location: 1722 Monterey Street

Legal Description: Lot 1, 2, and 3, Block 1, NCB 2350

Total Acreage: 0.2396

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "B" Residence District. The subject property was rezoned by Ordinance 54539, dated November 12, 1981, to "O-1" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "O-1" Office District converted to the current "O-2" High-Rise Office 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-4

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: R-4

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: C-2

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: R-4

Current Land Uses: Residential 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:

N/A

Transportation

Thoroughfare: Monterey Street

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Existing Character: Local
Proposed Changes: None Known

Thoroughfare: South Trinity Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: There is public transit within walking distance.
Routes Served: 75, 76, 275, 276

Traffic Impact: **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 Dwelling – 1 Family Detached is one (1) per unit. There is no maximum parking requirement for Dwelling – 1 Family Detached.

Existing Character: Local
Proposed Changes: None Known

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ISSUE:
None

ALTERNATIVES:

Current Zoning: O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within any Regional Centers but located within ½ a mile from the Commerce-Houston and Zarzamora Premium Transit Corridors.

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 Guadalupe/Westside Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” 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 existing "O-2" High-Rise Office District is not an appropriate zoning for the property and surrounding area. The proposed "R-4" Residential Single-Family District is an appropriate zoning for the property, requesting a change in zoning to a compatible district with the existing residential structure on the subject property.
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 Guadalupe/Westside Community Plan.

Relevant Goals, Objectives and Action Steps of the Guadalupe/Westside Community Plan:

GOAL 20: Housing – Improve the quality, variety, and accessibility of the private and public housing stock within the Guadalupe/Westside Community of individuals of all ages and economic levels.

Objective 20.1: Diversity of Housing – Promote a diverse variety of housing stock in the community that sustains all ages and economic groups.

Objective 20.1.3 – Reduce occurrences of commercial encroachment into residential areas.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

6. **Size of Tract:** The 0.2396 acre site is of sufficient size to accommodate the proposed "R-4" 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 objections/no objections to this request.