



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-2891

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 4/2/2019

**Title:** ZONING CASE # Z-2019-10700045 (Council District 6): A request for a change in zoning from "PUD R-5 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.197 acres out of NCB 17876, located at the 10100 block of Hunt Lane at Ingram Road. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z-2019-10700045

**SUMMARY:**

**Current Zoning:** "PUD R-5 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 2, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Shane James

**Applicant:** Villagomez Engineering Company

**Representative:** Villagomez Engineering Company

**Location:** 10100 block of Hunt Lane at Ingram Road.

**Legal Description:** 5.197 acres out of NCB 17876

**Total Acreage:** 5.197

**Notices Mailed**

**Owners of Property within 200 feet:** 64

**Registered Neighborhood Associations within 200 feet:** Heritage Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base

**Property Details**

**Property History:** The property was annexed by the City of San Antonio in 1985 with Ordinance 61610 and was originally zoned as "I-1" General Industrial District. The property converted from "I-1" to "PUD R-5" Planned Unit Development Residential Single Family District by Ordinance Z2004-253, on December 21, 2004.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "PUD R-5"

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Hatchett Elementary School

**Direction:** South

**Current Base Zoning:** "R-6" and "R-4"

**Current Land Uses:** Single-Family Residences

**Direction:** West

**Current Base Zoning:** "R-5" and "R-6"

**Current Land Uses:** Single Family Residences

**Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" 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.

### **Transportation**

**Thoroughfare:** Ingram Road

**Existing Character:** Secondary Arterial Type A 86'

**Proposed Changes:** Ingram Road (Potranco Road to Dead End) -- Construct road extension from Potranco to Ingram dead end. Includes curbs, sidewalks, bike facilities and drainage improvements as appropriate and within available funding (construction estimated to begin July 2019).

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

Routes Served: 618

**Traffic Impact:** A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

**Parking Information:** Minimum parking space requirements for Commercial is 1 per 300 sf of GFA

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "PUD R-5". To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that projects adjacent properties. Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, nursery (1 acre minimum), public and private schools.

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not located within a Regional Center or Transit Corridor.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

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

#### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

#### **2. Adverse Impacts on Neighboring Lands:**

Staff has not found 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 "PUD R-5" Planned Unit Development Single-Family Residential base zoning is an appropriate zoning district is appropriate for the surrounding area. The proposed "C-2" is suitable to the area and provides the opportunity for retail goods and services.

#### **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 not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

The proposed “C-2” zoning district is a suitable zoning district which supports the West/Southwest Sector Plan and Commercial options for the area through:

- Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
  - ED:1.1 Locate business offices near existing residential areas within the Sector
  - ED:1.2 Provide opportunities for live/work locations
  - ED: 1.3 Stimulate and support increased activity of existing businesses

#### **6. Size of Tract:**

The subject property is 5.197 acres, which would adequately support commercial use.

#### **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, JB SA was notified of the proposed request.

The applicant is rezoning and subdividing the property for retail development and construction of a church. Additionally, the applicant will be amending the request to add “NA” Non-Alcoholic Sales District.