



City of San Antonio

Legislation Details (With Text)

File #: 21-1143

Type: Zoning Case

In control: Zoning Commission

On agenda: 1/19/2021

Title: (Continued from 12/15/20) ZONING CASE Z-2020-10700270 (Council District 4): A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 25.427 acres out of NCB 15133, generally located in the 3600 block of Crooked Trail. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2020-10700270

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: "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2021. This case is continued from the December 15, 2020 hearing.

Case Manager: Victoria Castro, Planner

Property Owner: Westside Peak, LTD

Applicant: Buck Benson

Representative: Buck Benson

Location: Generally located in the 3600 block of Crooked Trail

Legal Description: 25.427 acres out of NCB 15133

Total Acreage: 25.427

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Valley Hi North Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed by Ordinance 41420 on December 26, 1971 and zoned "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: 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-3"

Current Land Uses: Vacant Lot and Shell Gas Station

Direction: East

Current Base Zoning: "C-3" and "C-2"

Current Land Uses: Vacant Lot and Best Western Hotel and Suites

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Vacant Lot and Apartments

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant Lot

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 Air Force Base. 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: Crooked Trail

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Lake Vista

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property Routes served: 611

Traffic Impact: A Traffic Impact Analysis (TIA) is required. Crooked Trail and Lake Vista appear to be substandard streets. At time of platting and building permit, ROW dedication and pavement widening may be required.

Parking Information: The parking requirement for multi-family is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The “C-3” General 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: The “MF-33” Multi-Family District is multi-family uses with a maximum density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a Regional Center and is within a premium 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 “Mixed

Use Center” in the land use component of the plan. The requested “MF-33” 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 “MF-33” encourages compatible growth patterns and transitions of higher density residential in the area. The proposed “MF-33” Multi-Family District is less adverse in impact to the area than the existing “C-3” General Commercial, which allows intense commercial uses.

3. Suitability as Presently Zoned:

The existing “C-3” Commercial District base zoning district is appropriate for the surrounding area. The proposed “MF-33” Multi-Family District is also appropriate and is consistent with the land uses located south of the property. It provides a nice transition to surrounding “C-2” Commercial zoning and introduces a new housing option to the 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 of the West / Southwest Sector Plan, which encourages the following:

Goal HOU-1

Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector

HOU-1.1 Promote quality design and construction for new housing

6. Size of Tract:

The 25.427 acre site is of sufficient size to accommodate the proposed multi-family 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, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant is requesting to rezone from “C-3” General Commercial District to “MF-33” Multi-Family District to allow for a multi-family development. At a density of 33 units per acre the total number of units that could be developed is 839 units.