



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-4356

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 6/4/2019

**Title:** ZONING CASE Z-2019-10700093 (Council District 6): A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "PUD MF-18 MLOD-2 MLR-2 AHOD" Planned Unit Development Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a reduced perimeter setback of 10 feet on Lot 2, Block 2, NCB 18038, located in the 3300 block of Northwestern and Van Cleave Drive. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z-2019-10700093

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "PUD MF-18 MLOD-2 MLR-2 AHOD" Planned Unit Development Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a reduced perimeter setback of 10 feet

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 4, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** BYCO Inc

**Applicant:** Ramstin Development, LLC

**Representative:** Brown & Ortiz, P.C.

**Location:** 3300 block of Northwestern and Van Cleave Drive

**Legal Description:** Lot 2, Block 2, NCB 18038

**Total Acreage:** 5.598

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 53902, dated July 27, 1981 as a Temporary "R-1" One-Family Residence District. It was rezoned by Ordinance 59248, dated August 23, 1984 from Temporary "R-1" One-Family Residence District to "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

**Direction:** South

**Current Base Zoning:** "C-3"

**Current Land Uses:** Commercial Uses

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Commercial Uses

**Direction:** West

**Current Base Zoning:** "C-3"

**Current Land Uses:** Activity Center

**Overlay and Special District Information:**

"MLOD-2"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-1" 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.

"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.

**Transportation**

**Thoroughfare:** Van Cleave Dr.

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Northwest Dr.

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** The Ingram Transit Center is located within walking distance of the subject property.

**Routes Served:** 82, 89, 90, 534, 550, 551, 607, 609, 610, 618, 620

**Traffic Impact:** Wurzbach is identified on the City's Major Thoroughfare Plan as a Secondary Arterial Type A (86' ROW). ROW dedication may be required.

**Parking Information:** The minimum parking requirement for a multi-family dwelling is 1.5 spaces for every 2 units.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-3". These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center but located within the 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 “General Urban Tier” in the future land use component of the plan. The requested "PUD MF-18" 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.

**3. Suitability as Presently Zoned:**

The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/ Southwest Sector Plan:

Goal HOU-1.1 Promote quality design and construction for new housing

Goal HOU-2 New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments

**6. Size of Tract:**

The subject property is 5.598 acres, which could reasonably accommodate multi-family dwellings.

**7. Other Factors:**

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

The required perimeter setback for PUD plans is 20 feet, however, this can be reduced by Council through the rezoning process. The applicant is requesting Council approval of a reduced perimeter setback of 10 feet.

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.