



City of San Antonio

Legislation Details (With Text)

File #: 20-5773

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/6/2020

Title: ZONING CASE Z-2020-10700197 (Council District 6): A request for a change in zoning from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 76.853 acres out of NCB 15330, generally located in the 7400 block of State Highway 151. 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: 6

SUBJECT:

Zoning Case Z2020-10700197

SUMMARY:

Current Zoning: "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

Requested Zoning: "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway

Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Texas Biomedical Research Institute

Applicant: Killen, Griffin & Farrimond, PLLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 7400 block of State Highway 151

Legal Description: 76.853 acres out of NCB 15330

Total Acreage: 76.853

Notices Mailed

Owners of Property within 200 feet: 150

Registered Neighborhood Associations within 200 feet: Meadow Village Neighborhood Association

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

Property Details

Property History: The property was annexed by Ordinance 41422 on December 26, 1972 and zoned "Temp R-1" Single Family Residence District and "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "Temp R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District and the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District.

Topography: The property does include abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "ROW"

Current Land Uses: State Highway 151

Direction: East

Current Base Zoning: "C-2", "R-6" and "I-1"

Current Land Uses: WellMed Clinic, Single-Family Residences and Tom Slick Park

Direction: South

Current Base Zoning: "R-6", "C-3" and "C-3R"

Current Land Uses: Single-Family Residences and US Storage Center

Direction: West

Current Base Zoning: “ROW”, “R-6” and “I-1”

Current Land Uses: Southwest Loop 410, Single-Family Residences and Tom Slick Park

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.

“GC-2”

The Highway 151 Gateway Corridor District (“GC-2”) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Southwest Loop 410

Existing Character: Interstate

Proposed Changes: None Known

Transportation

Thoroughfare: State Highway 151

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property (Route 64)

Traffic Impact: Southwest Loop 410 and State Highway 151 are Texas Department of Transportation Right of Way and may have additional requirements.

Parking Information: The minimum parking requirement for a four-family dwelling is 1.5 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “R-6” is designed to allow a 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.

The current zoning district designation of “I-1” accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development.

Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed: The proposed zoning district designation of “RM-4” is designed to allow a Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center and is not 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 “General Urban Tier” in the land use component of the plan. The requested “RM-4” 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 “R-6” Residential Single-Family base zoning is appropriate for the surrounding area. The existing “I-1” General Industrial base zoning is not appropriate for the surrounding area. The proposed “RM-4” base zoning constitutes a downzoning of a more intense zoning district and is more appropriate abutting residential uses and zoning.

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 Land Use Plan

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

HOU-2.1 Provide multi-modal connections between new residential developments and existing community facilities

6. Size of Tract:

The 76.853 acre site is of sufficient size to accommodate the proposed residential 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 applicant is requesting to rezone from “R-6” and “I-1” to “RM-4”, to allow for a Single-Family development. Based on the acreage this subdivision could contain up to 837 lots of mixed residential units.