



City of San Antonio

Agenda Memorandum

File Number: 19-5960

Agenda Item Number: Z-15.

Agenda Date: 8/22/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2019-10700128

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial 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: July 16, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Dale Slinkard

Applicant: Dale Slinkard

Representative: Brown & Ortiz, P.C.

Location: 10357 State Highway 16 South

Legal Description: Lot P-14 and Lot P-15, NCB 15069

Total Acreage: 29.884

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed by the City of San Antonio by Ordinance 39953 on October 28, 1971. The property was rezoned from “UD” Urban Development District to "C-2" Commercial District by Ordinance 2014-08-07-0557 on August 7, 2014.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2” and “R-4”

Current Land Uses: Vacant lot and single-family residential homes

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “OCL”

Current Land Uses: Vacant lot

Overlay and Special District Information:

"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.

"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: Loop 410 South West

Existing Character: Highway

Proposed Changes: None

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) will be required and can be deferred to the plat or building permit stage.

Parking Information: Residential Single-Family is allowed 1 parking per resident per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2”. “C-2” Commercial districts accommodate community commercial uses, with unlimited building size. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theatre, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair , charitable food & clothing banks, dry cleaning, and pawn shop. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center; it is located within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 Heritage South Sector Plan and is currently designated as “General Urban Tier” 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 has found no 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 “C-2” Commercial base zoning is an appropriate zoning district is appropriate for the surrounding area. However, the majority of the surrounding properties have residential uses; thus, the proposed “R-4” appropriately rezones the property to its proposed use.

4. Health, Safety and Welfare:

Staff has 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 any public policy objective.

6. Size of Tract:

The subject property is 29.884 acres, which would adequately support the single-family residential 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 property is associated with the Palo Alto Trails subdivision, which will serve as the primary point of access for the proposed project; this property is proposed to be an extension of the subdivision.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.