



City of San Antonio

Legislation Details (With Text)

File #: 18-5479

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/2/2018

Title: ZONING CASE # Z2018319 (Council District 4): A request for a change in zoning from "R-6 AHOD MLOD-2 MLR-1" Residential Single-Family Airport Hazard Overlay Military Lighting Overlay Military Lighting Region District to "MF-18 AHOD MLOD-2 MLOD-1" Limited Density Multi-Family Airport Hazard Overlay Military Lighting Overlay Military Lighting Region District on 4.931 acres out of NCB 15655, generally located at Medina Base Road and Holm Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18090)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT: Z2018319
(Plan Amendment 18090)

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay-2 Military Lighting Region-1 Airport Hazard Overlay District

Requested Zoning: "MF-18 MLOD-2 MLR-1 AHOD" Limited density Multi-Family Military Lighting Overlay-2 Military Lighting Region-1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 2, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Zena Properties, LLC

Applicant: Zena Properties, LLC

Representative: Patrick W. Christensen

Location: Generally located at Medina Base Road and Holm Road

Legal Description: 4.931 acres out of NCB 15655

Total Acreage: 4.931

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The subject property was annexed into the city of San Antonio in 1972 and was zoned “R-1” Single-Family Residential, upon the adoption of the Unified Development Code, the previous “R-1” converted to the previous “R-6” Residential Single-Family.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3R, R-6, C-3 CD, MF-33

Current Land Uses: Apartments, Paint & body Shop, Rainbow Lounge, Business

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-2, I-1

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: C-3, R-6, C-1

Current Land Uses: Vacant Lots, Daycare, Apartments

Overlay and Special District Information: 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.

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: Medina Base Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 619 and 614 is directly west of the subject property and within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: 1 per 1.5 unit

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. 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 are allowed within the “R-6”.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Port San Antonio Regional Center and within close proximity to the Premium Plus route on SW Military Drive.

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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

1. Consistency:

The property is located within the United Southwest Communities Plan, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “MF-18” Limited Density Multi-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Community Commercial” to “Medium Density Residential”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The Applicant intends to build a multi-family development. “MF-18” is appropriate as it acts as a buffer to the single-family uses to the west, and is adjacent to existing multi-family uses.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location. The subject property adjacent to an existing apartment complex and allows for diverse housing.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The United Southwest Communities Plan classified the subject property as “Community Commercial” in the future land use map. “Community Commercial”, is intended to allow for offices, professional services, and retail uses that are accessible to a variety of modes of transportation, including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

The proposal to rezone is accompanied by a request to amend the subject site’s future land use designation, since the proposed “MF-18” zone would not be consistent with “Community Commercial” designation. The subject property is located immediately east and adjacent to already existing multiple family developments. The properties immediately surrounding the subject site are also classified as “Community Commercial”. West of the site, across Whitewood Street, the existing residential community is designated as “Low Density Residential”. The proposal to change the site’s existing Future Land Use designation would result in an isolated pocket of “Medium Density Residential” designation that would be surrounded by properties designated as “Community Commercial”. While the proposed amendment would create a pocket of “Medium Density Residential” surrounded by properties with “Community Commercial”, the mix of uses is still compatible due to existing multiple-family development immediately east of Whitewood Street.

The “Medium Density Residential” designation allows for the following corresponding zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD. Future development of the existing multiple family developments under the current “Community Commercial” designation would allow for any uses permitted in the following zoning districts: O-1.5, C-1, C-2, C-2P and UD.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

TC P30: Design commercial, residential, educational, cultural, and recreational facilities that support and

provide access to and all transportation modes.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

H P30: Ensure infill development is compatible with existing neighborhoods.

NRES P4: Implement policies that encourage infill development and higher-density development outside environmentally sensitive areas.

M P6: Incentivize development potential in other priority development areas of the city to take pressure off of base-adjacent land.

6. Size of Tract:

The subject property totals 4.931 acres in size, which reasonably accommodates the uses permitted in “MF-18” Limited Density Multi-Family District.

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.