



City of San Antonio

Legislation Details (With Text)

File #: 18-6306
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/20/2018
Title: ZONING CASE # Z-2018-900002 (Council District 4): A request for a change in zoning from "PUD R-6 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-4F, NCB 15850, generally located in the 9600 block of Heritage Farm. Staff recommends Approval.
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:
Zoning Case Z2018-900002

SUMMARY:
Current Zoning: "PUD R-6 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "R-5 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: November 20, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Hunt Villas, LLC

Applicant: Juan Fernandez

Representative: Juan Fernandez

Location: 9600 Block of Heritage Farm

Legal Description: Lot P-4F, NCB 15850

Total Acreage: 5.451

Notices Mailed

Owners of Property within 200 feet: 50

Registered Neighborhood Associations within 200 feet: Heritage Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1995, established by Ordinance 83136 and zoned "Temporary R-1" Temporary Single Family Residence. The zoning changed to "R-1" Single Family Residence District, established by Ordinance 85112, dated November 7, 1996. Upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001), the zoning "R-1" zoning converted to "R-6" Residential Single-Family District. The current "R-6" changed to include the "PUD" on January 27, 2005, established by Ordinance 100357.

Topography: The subject property is located within the Medina River Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential, Church

Direction: East

Current Base Zoning: R-5 PUD

Current Land Uses: Vacant Lot, Single-Family Residential

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Overlay and Special District Information:

"PUD"

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.

"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: Heritage Farm

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Honeytree Lane

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #65267) is within walking distance located east of the property on Hunt Lane, along Bus Route 618.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Single-Family Dwellings require a minimum of one (1) parking space per unit, and there is no limit or maximum number of parking spaces.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Single-family dwellings (detached) allow a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, including foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center.

The subject property is not located within a half (½)-mile of 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 "Suburban Tier" in the land use component of the plan. The requested "R-5" 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. The subject property is currently surrounded by single-family residential and it is currently zoned single-family residential.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the surrounding area. There is currently “R-6” zoning to the north, west, and south of the property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The request is maintaining the single-family residential characteristics of the surrounding area.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The future land use is consistent with the requested zoning.

6. Size of Tract:

The 5.451 acre site is of sufficient size to accommodate the proposed development.

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 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.