



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3832

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/7/2019

**Title:** ZONING CASE Z-2019-10700058 (Council District 6): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-24, NCB 15329, generally located in the 500 block of Richland Hills 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

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z-2019-10700058

**SUMMARY:**

**Current Zoning:** "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 7, 2019

**Case Manager:** Mirko A. Maravi, Planner

**Property Owner:** Ron Lightfoot

**Applicant:** Vickrey & Associates, Inc.

**Representative:** Jeff Tondre

**Location:** 500 block of Richland Hills Drive

**Legal Description:** Lot P-24, NCB 15329

**Total Acreage:** 5.48

**Notices Mailed**

**Owners of Property within 200 feet:** 10

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

**Applicable Agencies:** Lackland Airforce Base

**Property Details**

**Property History:** Subject property was annexed into the City of San Antonio under Ordinance 62547, dated May 12, 1986. The subject property was rezoned under Ordinance 63738, dated September 25, 1986 from Temporary "R-1" One Family Residence District to "I-1" Light Industrial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "I-1" Light Industrial District converted to the current "I-1" General Industrial 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-2

**Current Land Uses:** Apartments

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Government Office

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant

**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:** Richland Hills

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus route are within 0.15 miles of the subject property.

**Routes Served:** 64

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

**Parking Information:** The minimum parking requirement for a Multi-Family Dwelling (40 units maximum) is 1.5 spaces per unit.

### **ISSUE:**

None

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "I-1". These districts provide areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

### **FISCAL IMPACT:**

None

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

The subject property is not within a Regional Center or 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 "Regional Center" in the future land use component of the plan. The requested "MF-33" 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 “I-1” General Industrial 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 TRAN-1 Affordable alternative transportation options exist to lessen congestion, improve air quality and public health, and minimize impact on the environment

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 5.48 acres, which could reasonably accommodate proposed multi-family 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, JBSA was notified of the proposed request.

The applicant is proposing 115 multi-family units.