



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-4124

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/21/2019

**Title:** ZONING CASE Z-2019-10700106 (Council District 4): A request to assign zoning for property located "OCL" Outside the City Limits to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 114.402 acres out of CB 4300, generally located at Somerset Road and Fischer Road. Staff recommends Approval. (Sara Serra, Planner (210)207-7898, sara.serra@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:** 4

**SUBJECT:**  
Zoning Case Z 2019-10700106

**SUMMARY:**  
**Current Zoning:** "OCL" Outside the City Limits

**Requested Zoning:** "R-5 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:** May 21, 2019

**Case Manager:** Sara Serra, Planner

**Property Owner:** Charles A. Timms

**Applicant:** Bjorn Baggs, PE - LJA Engineering, Inc.

**Representative:** Bjorn Baggs, PE - LJA Engineering, Inc.

**Location:** Generally located southwest of the intersection of Somerset Road and Fischer Road

**Legal Description:** 114.402 acres out of CB 4300

**Total Acreage:** 114.402

**Notices Mailed**

**Owners of Property within 200 feet:** 32

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

**Applicable Agencies:** Texas Department of Transportation and Lackland Airforce Base

**Property Details**

**Property History:** The property is not part of the city of San Antonio.

**Topography:** A portion of the property is within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "OCL", and "C-2"

**Current Land Uses:** Restaurant, and Vacant

**Direction:** East

**Current Base Zoning:** "C-2", and "NP-8"

**Current Land Uses:** Residential Dwellings, and Vacant

**Direction:** South

**Current Base Zoning:** "RE" and "NP-8"

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** "NP-8"

**Current Land Uses:** Vacant

**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. 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.

**Transportation**

**Thoroughfare:** Fischer Road

**Existing Character:** Enhanced Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property  
Routes Served: NA

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

**Parking Information:**  
The minimum parking requirement for a single-family home is 1 space.

**ISSUE:**  
None.

**ALTERNATIVES:**  
Denial of the requested zoning change would result in the subject property retaining the present “OCL” designation. The area is being annexed and rezoned to match the remaining acreage of the property that is being developed.

**FISCAL IMPACT:**  
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**  
The subject property is not located within a Regional Center or half a 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 Heritage South Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-5” 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 proposed “R-5” zoning district is appropriate to the area and is consistent with surrounding zoning and uses.

**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 Heritage South Sector Plan:

- An array of housing choices throughout the area with an appropriate mix of densities and housing types.

- Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area.
- Encourage higher-density housing at strategic nodes.

**6. Size of Tract:**

The subject property is 114.402 acres, which could reasonably accommodate a single-family 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 applicant owns the adjacent and surrounding properties which are inside the city limits and initiated a rezoning application in March 2019. On April 16, 2019 the Zoning Commission recommended Approval of the request, 10-0. The case is scheduled to be considered by City Council on May 16, 2019.