



City of San Antonio

Legislation Details (With Text)

File #: 19-5115

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/16/2019

Title: (Continued from 05/21/19) ZONING CASE # Z-2019-10700025 (Council District 6): A request for a change in zoning from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 37.713 acres out of NCB 16115, generally located southeast of the intersection of Cinema Ridge and Southridge Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@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-2019-10700025

SUMMARY:

Current Zoning: "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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: July 16, 2019. This case is continued from the March 19, 2019, April 2, 2019, April 16, 2019, May 21, 2019 and June 18, 2019 hearings.

Case Manager: Michael Pepe, Planner

Property Owner: ML&E Investment Company, LLC

Applicant: Leah Bojo, Drenner Group, PC

Representative: Stephen O. Drenner & Leah M. Bojo

Location: Generally located southeast of the intersection of Cinema Ridge and Southridge Drive

Legal Description: 37.713 acres out of NCB 16115

Total Acreage: 37.713

Notices Mailed

Owners of Property within 200 feet: 50

Registered Neighborhood Associations within 200 feet: Thunderbird Hills Neighborhood Association

Applicable Agencies: Lackland AFB

Property Details

Property History: The property was annexed into San Antonio Limits by Ordinance 41424, dated December 26, 1972. The property was rezoned from "R-6" Residential Single-Family District and "I- 1 " General Industrial District to "C-2NA" Commercial District, Nonalcoholic Sales by Ordinance 2008-09-18-0852, dated September 18, 2008.

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-3", "C-3NA" and "R-6"

Current Land Uses: Vacant, Movie Theater, and Residential Dwellings

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwellings

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Beverage Distributor and Shredding Service,

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: Cinema Ridge

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus route are within walking distance of the subject property

Routes Served: 82, 282, 550

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 multi-family dwelling 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 "C-2NA". "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within ½ of a mile of 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 "General Urban Tier" 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 finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-2NA" Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
- HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

6. Size of Tract:

The subject property is 37.713 acres, which could reasonably accommodate a multi-family development.

7. Other Factors:

At a density of 33 units per acre there is a potential for approximately 1,245 multi-family units. However, the applicant has noted that they intend to construct approximately 271 units.

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.