City of San Antonio

Legislation Details (With Text)

File #: 19-5950

Type: Zoning Case

In control: City Council A Session

On agenda: 8/22/2019

Title: ZONING CASE Z-2019-10700127 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 88.78 acres out of NCB 10843 and NCB 10844, located in the 3500-3600 block of South W.W. White Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2019-08-22-0679

Date	Ver.	Action By	Action	Result
8/22/2019	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z-2019-10700127

SUMMARY:
Current Zoning: "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 16, 2019

Case Manager: Michael Pepe, Planner

Property Owner: SA Kosta Brown LTD

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Applicant: Mosaic Land Development

Representative: Brown and Ortiz

Location: Generally located in the 3500 - 3600 block of South WW White Road

Legal Description: 88.78 acres out of NCB 10843 and NCB 10844

Total Acreage: 88.8 acres

Notices Mailed
Owners of Property within 200 feet: 42
Registered Neighborhood Associations within 200 feet: Pecan Valley Neighborhood Association
Applicable Agencies: Martindale Army Airfield

Property Details
Property History: The area was annexed into the City of San Antonio in 1952 by Ordinance 18115 as "A" Single Family Residential. In 1965, "A" became "R-5 Single Family Residential. The portions of "I-1" General Industrial and "C-3" General Commercial were both established by Ordinance 55740 on Aug 26, 1982. The property is currently vacant / agricultural.

Topography: The western portion of the property contains a 100 year flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "R-5"
Current Land Uses: Single Family Dwelling

Direction: East
Current Base Zoning: "I-1", "R-5"
Current Land Uses: Truck lot, School

Direction: South
Current Base Zoning: "C-2", "R-6"
Current Land Uses: Retail, Vacant

Direction: West
Current Base Zoning: "R-5"
Current Land Uses: Parkland

Overlay and Special District Information:
"MLOD-3"
All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" 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: W W White

Existing Character: Principal
Proposed Changes: None known

Public Transit: VIA bus route are within walking distance of the subject property
Routs Served: 551

Traffic Impact: WW White is identified on the City's Major Thoroughfare Plan as a Primary Arterial Type A (120 ROW). A ROW dedication may be required. WW White is a TXDOT roadway. TXDOT review of ROW and access is required. A Traffic Impact Analysis (TIA) is required.

Parking Information: The minimum parking requirement for a single-family dwelling is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-5", I-1", and "C-3". "R-5" allows single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.
C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is adjacent to the Brooks Regional Center.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 not located within an adopted Neighborhood, Community, Perimeter, Sector or Regional Plan, therefore a finding of consistency is not required.

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 "R-5" Residential Single-Family District is an appropriate zoning for the property and surrounding area. However, the proposed "R-4" Residential Single-Family District would also be appropriate and allow for denser housing.

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 subject property is not located within a consistency plan area.

6. Size of Tract:
The subject property is 88.8 acres, which could reasonably accommodate [type of use(s)].

7. Other Factors:
The subject property is located within the Martindale Army Air Field Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request.