



City of San Antonio

Legislation Details (With Text)

File #: 20-4623

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/18/2020

Title: ZONING CASE Z-2020-10700161 (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 18.042 acres out of CB 4295 and CB 4301, generally located in the 13000 block of Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600044) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 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 Z2020-10700161
(Associated Plan Amendment Case PA2020-11600044)

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 18, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: DHP Investments, Ltd.

Applicant: The NRP Group, LLC

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 13000 block of Watson Road

Legal Description: 18.042 acres out of CB 4295 and CB 4301

Total Acreage: 18.042 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the city by Ordinance 96557, dated January 5, 2003 and was originally zoned "RD" Rural Development District. The property was rezoned to the current "C-2" Commercial District by Ordinance 2014-08-07-0557, dated August 7, 2014.

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: "OCL"

Current Land Uses: Cropland

Direction: East

Current Base Zoning: "C-2" and "NP-15"

Current Land Uses: Cropland

Direction: South

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

Current Land Uses: Cropland, ranch estates

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Ranch estates, vacant home, ice house

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. 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: Watson Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Titan Crossing

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements. Somerset is identified in the City's Major Thoroughfare Plan as an Enhanced Secondary Arterial (120'-142' ROW). ROW dedication may be required.

Parking Information: The minimum parking requirement for a multi-family development is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current "C-2" Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "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.

Proposed: The proposed "MF-25" Multi-Family District is the designation for a multi-family use with a maximum density of up to twenty-five (25) units per acre, depending on unit size. An "MF-25" district designation may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which low density multi-family use is desired. An "MF-25" district may be used as a transition between a single-family and higher intensity uses.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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." The requested "MF-25" is not consistent with the future land use designation. The applicant is seeking a

plan amendment to “General Urban Tier.” Staff and Planning Commission recommend Approval.

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. The proposed “MF-25” Low Density Multi-Family is consistent with the surrounding “C-2” Commercial District.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family brings opportunity new residential development in the 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 Heritage South Sector Plan:

Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types

Goal HOU-1.1: 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

Goal HOU-2.2: Promote sustainable quality housing and development through green building; site design; landscape techniques, and energy resources such as CPS Windtricity and Solartricity

6. Size of Tract:

The subject property is 18.042 acres, which could reasonably accommodate a multi-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.

At a density of twenty-five (25) units per acre, the proposed development could yield up to 451 units.