City of San Antonio

Legislation Details (With Text)

File #:	20-5288
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	9/15/2020
Title:	ZONING CASE Z-2020-10700189 (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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 67.798 acres out of CB 4295, generally located in the 13000 block of Watson Road. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2020-10700189

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: "R-4 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: September 15, 2020

Case Manager: Victoria Castro, Planner

Property Owner: DHP Investments, Ltd

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 13000 block of Watson Road

Legal Description: 67.798 acres out of CB 4295

Total Acreage: 67.798 acres

Notices Mailed
Owners of Property within 200 feet: 7
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" and "NP-15"
Current Land Uses: Vacant land and Judith A. Resnik Junio High School

Direction: East
Current Base Zoning: "NP-15"
Current Land Uses: Judith A. Resnik Junio High School

Direction: South
Current Base Zoning: "OCL" and "NP-8"
Current Land Uses: Vacant land and Single Family Residence

Direction: West
Current Base Zoning: "C-2"
Current Land Uses: Vacant land

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 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.

Transportation

Thoroughfare: Watson Road
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

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 parking requirement for a single-family dwelling is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:
Current: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

Proposed: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a Regional Center and is not within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial.

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 land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is near areas of large industrial uses.

3. Suitability as Presently Zoned:
The current "C-2" Commercial District is appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The request does not appear to conflict with any public policy objective of the Heritage South Sector Plan, which encourages the following:

HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes and/ or "life cycle" (ranging from college students, young adults, families, and retired/ senior) housing in higher-density areas and strategic nodes.

HOU-1.2 Encourage higher-density housing at strategic nodes

6. Size of Tract:
The 67.798 acre site is of sufficient size to accommodate the proposed residential 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 Military has indicated that there are no objections to this request.

The applicant is requesting to rezone from "C-2" to "R-4", to allow for a Single-Family development. Based on the acreage this subdivision could contain up to 738 residential units.