



City of San Antonio

Legislation Details (With Text)

File #: 21-1762
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/6/2021
Title: ZONING CASE Z-2021-10700016 (Council District 4): A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 20.93 acres out of NCB 34362, located in the 300 block of West Loop 1604. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@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 Z-2021-10700016

SUMMARY:
Current Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 6, 2021

Case Manager: Justin Malone, Planner

Property Owner: Santikos Potranco Raw Land, LLC

Applicant: The Lynd Company

Representative: Killen, Griffin & Farrimond, PLLC

Location: 300 block of West Loop 1604

Legal Description: 20.93 acres out of NCB 34362

Total Acreage: 20.93

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 13, 2000, established by Ordinance 92902 and was zoned "Temporary R-1" Single Family Residential District. The subject property converted from Temporary "R-1" Single Family District to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001. The property was rezoned from "R-6" Residential Single-Family District to "C-3" General Commercial by Ordinance 98828 dated February 12, 2004.

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: "R-6"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land, Single Family Residential

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Big Box Retail

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Vacant Land

Overlay and Special District Information:

"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.

"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: Texas Highway Loop 1604

Existing Character: Highway

Proposed Changes: None

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

Routes Served: None

Traffic Impact: A Traffic Impact Analysis is not required; the proposed use does not exceed the minimum threshold.

Parking Information: The parking minimum for a multifamily development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The current "C-3" General 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-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

Proposed: The proposed "MF-18" Limited Density Multi-Family District is the designation for multi-family use with a maximum density of up to eighteen (18) units per acre, depending on unit size. An "MF-18" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which limited density multi-family use is desired.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not within 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 “Suburban Tier” in the future land use component of the plan. The requested “MF-18” 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. The proposed changes would reduce potential impacts from “C-3” uses and allow for additional multifamily residences within the area.

3. Suitability as Presently Zoned:

The current “C-3” zoning is appropriate for the property and surrounding area. The proposed “MF-18” is also an appropriate zoning for the surrounding area with good vehicular access and proximity to retail and employment. The proposed “MF-18” zoning will also allow development of additional housing options.

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 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-1.1- Promote quality design and construction for new housing
- HOU-1.2- Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

Goal HOU-2- New housing developments locate near existing community facilities, schools, and physical infrastructure with sufficient capacity to serve new developments

- HOU-2.4- promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

6. Size of Tract:

The subject property is 20.93 acres, which could reasonably accommodate multifamily residential uses.

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 is seeking a zoning change to allow for the construction of a multi-family development that shall not exceed 18 units per acre. This is a potential total of 377 units.