



City of San Antonio

Legislation Details (With Text)

File #: 21-3591
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/18/2021
Title: ZONING CASE Z-2021-10700033 (Council District 4): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 P-2C, CB 4286, located in the 10500 Block of Hunter's Pond. Staff recommends Denial. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@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-2021-10700033

SUMMARY:
Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family 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: May 18, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Keith Sutton

Applicant: Natasha Uhlrich

Representative: Natasha Uhlrich

Location: Generally located in the 10500 block of Hunter's Pond

Legal Description: P-2C, CB 4286

Total Acreage: 4.480

Notices Mailed

Owners of Property within 200 feet: 88

Registered Neighborhood Associations within 200 feet: Hunters Pond Green Homeowners Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property annexed into the City of San Antonio by Ordinance 96558 dated January 4, 2003 and was originally zoned "DR" Development Reserve District. The property was rezoned from "DR" to "R-4" Residential Single-Family District, by Ordinance 98495 dated December 4 2003. The property was again rezoned from "R-4" to "UD" Urban Development District by Ordinance 100045 dated December 9, 2004. The property was again rezoned from "UD" to "R-6" Residential Single Family by Ordinance 2014-02-20-0092 dated February 20, 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: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: "R-3"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

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: Dry Moss

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Mallard Pass

Existing Character: Local

Proposed Changes: None Known

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

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information:

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

ISSUE:

None.

ALTERNATIVES:

Current: "R-6" allows a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: "R-4" allows a 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 subject property is not located within a Premium Transit Corridor nor is it located within a regional center.

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 "General Urban Tier" in the future land use component of the plan. The requested "R-4" is consistent with "General Urban Tier."

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The current zoning of “R-6” Residential Single-Family is appropriate.

3. Suitability as Presently Zoned:

The existing “R-6” is an appropriate zoning for the property and surrounding area. The proposed “R-4” would increase the density. The proposed rezoning would allow an additional cluster of denser housing in close proximity to surrounding established large industrial operations. Directly south of the subdivision is a large established industrial park, with businesses zoned “MI-1”, “MI-1 S”, and “I-1”. Allowing additional density in proximity to these businesses could have a negative impact on the potential homeowners as well as the established businesses.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed Plan Amendment appears to conflict with the following Goals and Principles of the Heritage South Sector Plan:

LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability

LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses

6. Size of Tract:

The subject property is 4.480 acres, which could reasonably accommodate the requested 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 Military has indicated that there are no objections to this request.