



City of San Antonio

Legislation Details (With Text)

File #: 21-3932

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/1/2021

Title: ZONING CASE Z-2021-10700098 (Council District 7): 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 "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 14 acres out of NCB 18107, NCB 18111, NCB 18114, NCB 18110, and NCB 18106, generally located in 4000 Block of Wurzbach Road. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@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: 7

SUBJECT:

Zoning Case Z-2021-10700098

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 1, 2021

Case Manager: Azadeh Sagheb, Senior Planner

Property Owner: JUV Properties, LLC (c/o Imelda Valenzuela, Director)

Applicant: Achieve Investment Group (c/o James Kandasamy)

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in 4000 Block of Wurzbach Road

Legal Description: 14 acres out of NCB 18107, NCB 18111, NCB 18114, NCB 18110, and NCB 18106

Total Acreage: 14

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations: None

Applicable Agencies: Lackland AFB

Property Details

Property History: The subject properties were annexed into the city of San Antonio by Ordinance 61626, dated December 29, 1985 and were zoned TEMP “R-1” Temporary Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned TEMP “R-1” Temporary Single-Family Residence District converted to the current “R-6” Residential Single-Family District.

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: UZROW, “R-6”, “MF-33”

Current Land Uses: Secondary Arterial Type A, Vacant Land, Multifamily Residence

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Shopping Mall & Multiple Retail Stores

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: UZROW, “R-6”

Current Land Uses: Secondary Arterial Type A, Vacant Lot

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: Wurzbach Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 534, 552, and 607.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. Wurzbach Road is identified on the City's Major Thoroughfare Plan as Secondary Arterial Type A. ROW dedication may be required. Arterials require minimum of 48' pavement, 24' from centerline. Per UDC Table 506-3, note 5, bike facilities are required on all arterials along with sidewalks.

Parking Information: The minimum parking requirement for a “multifamily” is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The current “R-6” Residential Single-Family District allows for 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 school.

Proposed: The proposed “MF-25” Low Density Multi-Family District is the designation for 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 multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center however it is within a 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 “General Urban Tier” in the future land use component of the plan. The requested “MF-25” base zoning 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 “MF-25” zoning is consistent with the existing “MF-33” multifamily dwelling units in the area. It is also appropriate for the surrounding neighborhood having a good vehicular access and proximity to community facilities, retails, and shopping center.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family zoning is appropriate for the surrounding area. The proposed “MF-25” Low Density Multi-Family is also appropriate for the property and allows the applicant to develop diverse housing options for the area. The proposed “MF-25” also acts as a suitable transition between existing “R-6” Residential Single-Family and “C-3” General Commercial surrounding and abutting the property.

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 located within the boundaries of the “West Sector Plan” with a land use designation of “General Urban Tier”. The proposed rezoning does not appear to conflict with the following goals, and objectives of the West/ Southwest Sector Plan:

Goal: Housing Goals and Strategies

Goal HOU-1: Housing stock is diverse, and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.

Strategies:

- **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 (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.

Strategies:

- **HOU-2.1:** Provide multi-modal connections between new residential developments and existing community facilities.
- **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 14 acres, which could reasonably accommodate the requested 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 Military has indicated that there are no objections to the request.

The proposed zoning change is requested to allow for the construction of multifamily on the vacant lots and will not exceed 25 units per acre.