



City of San Antonio

Agenda Memorandum

File Number:18-6372

Agenda Item Number: 6.

Agenda Date: 11/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018354

SUMMARY:

Current Zoning: "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "FR MLOD-2 MLR-1 AHOD" Farm and Ranch Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Linda Welch

Applicant: Linda Welch

Location: 9120 New Laredo Highway

Legal Description: Lot P-12, Lot P-54A, and Lot P-55, NCB 17364

Total Acreage: 28.85

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1994, established by Ordinance 81105. The property was zoned "R-A" Residence-Agriculture District and converted to the current "NP-10" Neighborhood Preservation District upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

Topography: The entire subject property is located within the 100-Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NP-10

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: NP-10

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: NP-10, C-3R

Current Land Uses: Single-Family Residential, Auto Parts Sales

Direction: West

Current Base Zoning: NP-10

Current Land Uses: Auto Parts, Residential, 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: New Laredo Highway

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no nearby bus stops or routes within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed threshold requirements.

Parking Information: The use of Athletic Fields requires a minimum of one (1) parking spot per six (6) seats or per thirty (30) square-feet of the Gross Floor Area (GFA) if there are no permanent seats.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “NP-10” base zoning district permits uses which are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units (10,000 sq. ft. minimum lot size).

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor within a half-mile of 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 Land Use Plan and is currently designated as “Agribusiness Tier” in the land use component of the plan. The requested “FR” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. The applicant is requesting the zone change in order to allow the use of outdoor soccer fields. While there are not existing outdoor athletic fields in the surrounding vicinity, the proposed use will serve the community.

3. Suitability as Presently Zoned:

The existing “NP-10” base zoning district is not appropriate for the surrounding area. The Neighborhood Preservation District should be utilized to protect existing platted subdivisions. The lot is currently used for outdoor soccer fields, so “NP-10” is not an appropriate zoning for the subject property.

4. Health, Safety and Welfare:

Staff has not found any 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. The requested zoning district is in alignment with the West/Southwest Sector Plan and the designated land use.

6. Size of Tract:

The 28.85 acre site is of sufficient size to accommodate the proposed 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.

