



City of San Antonio

Agenda Memorandum

File Number:19-3372

Agenda Item Number: 3.

Agenda Date: 4/16/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2019-10700045

SUMMARY:

Current Zoning: "PUD R-5 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 16, 2019. This case is continued from the April 2, 2019 zoning hearing.

Case Manager: Patricia Franco, Planner

Property Owner: Shane James

Applicant: Villagomez Engineering Company

Representative: Villagomez Engineering Company

Location: 10100 block of Hunt Lane at Ingram Road.

Legal Description: 5.197 acres out of NCB 17876

Total Acreage: 5.197

Notices Mailed

Owners of Property within 200 feet: 64

Registered Neighborhood Associations within 200 feet: Heritage Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed by the City of San Antonio in 1985 with Ordinance 61610 and was originally zoned as "I-1" General Industrial District. The property converted from "I-1" to "PUD R-5" Planned Unit Development Residential Single Family District by Ordinance Z2004-253, on December 21, 2004.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "PUD R-5"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Hatchett Elementary School

Direction: South

Current Base Zoning: "R-6" and "R-4"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-5" and "R-6"

Current Land Uses: Single Family Residences

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: Ingram Road

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: Ingram Road (Potranco Road to Dead End) -- Construct road extension from Potranco to Ingram dead end. Includes curbs, sidewalks, bike facilities and drainage improvements as appropriate and within available funding (construction estimated to begin July 2019).

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

Routes Served: 618

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

Parking Information: Minimum parking space requirements for Commercial is 1 per 300 sf of GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “PUD R-5”. To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that projects adjacent properties. Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, nursery (1 acre minimum), public and private schools.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or 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 “C-2” 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 consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “PUD R-5” Planned Unit Development Single-Family Residential base zoning is an appropriate zoning district is appropriate for the surrounding area. The proposed “C-2” is suitable to the area and provides the opportunity for retail goods and services.

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:

The proposed “C-2” zoning district is a suitable zoning district which supports the West/Southwest Sector Plan and Commercial options for the area through:

- Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents

have a variety of employment opportunities

- ED:1.1 Locate business offices near existing residential areas within the Sector
- ED:1.2 Provide opportunities for live/work locations
- ED: 1.3 Stimulate and support increased activity of existing businesses

6. Size of Tract:

The subject property is 5.197 acres, which would adequately support commercial use.

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 rezoning and subdividing the property for retail development and construction of a church. Additionally, the applicant will be amending the request to add “NA” Non-Alcoholic Sales District.