



City of San Antonio

Agenda Memorandum

File Number:19-4124

Agenda Item Number: 14.

Agenda Date: 5/21/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z 2019-10700106

SUMMARY:

Current Zoning: "OCL" Outside the City Limits

Requested Zoning: "R-5 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 21, 2019

Case Manager: Sara Serra, Planner

Property Owner: Charles A. Timms

Applicant: Bjorn Baggs, PE - LJA Engineering, Inc.

Representative: Bjorn Baggs, PE - LJA Engineering, Inc.

Location: Generally located southwest of the intersection of Somerset Road and Fischer Road

Legal Description: 114.402 acres out of CB 4300

Total Acreage: 114.402

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation and Lackland Airforce Base

Property Details

Property History: The property is not part of the city of San Antonio.

Topography: A portion of the property is within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "OCL", and "C-2"

Current Land Uses: Restaurant, and Vacant

Direction: East

Current Base Zoning: "C-2", and "NP-8"

Current Land Uses: Residential Dwellings, and Vacant

Direction: South

Current Base Zoning: "RE" and "NP-8"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "NP-8"

Current Land Uses: Vacant

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: Fischer Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None Known

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

Routes Served: NA

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information:

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

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “OCL” designation. The area is being annexed and rezoned to match the remaining acreage of the property that is being developed.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or half a 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 Heritage South Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-5” 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.

3. Suitability as Presently Zoned:

The proposed “R-5” zoning district is appropriate to the area and is consistent with surrounding zoning and uses.

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 Heritage South Sector Plan:

- An array of housing choices throughout the area with an appropriate mix of densities and housing types.
- Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area.
- Encourage higher-density housing at strategic nodes.

6. Size of Tract:

The subject property is 114.402 acres, which could reasonably accommodate a single-family 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.

The applicant owns the adjacent and surrounding properties which are inside the city limits and initiated a rezoning application in March 2019. On April 16, 2019 the Zoning Commission recommended Approval of the request, 10-0. The case is scheduled to be considered by City Council on May 16, 2019.