



City of San Antonio

Agenda Memorandum

File Number: 19-5196

Agenda Item Number: Z-12.

Agenda Date: 8/8/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2019-10700099 S
(Associated Plan Amendment PA-2019-11600024)

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 1 Airport Hazard Overlay District

Requested Zoning: "R-6 S MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 18, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Ruth Nohemi Gonzalez Aispuro

Applicant: Ruth Nohemi Gonzalez Aispuro

Representative: Larry Moore

Location: 1300 block of Springvale Drive

Legal Description: Lot 2 and Lot 3, NCB 15194

Total Acreage: 1.949

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Springvale Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed by the City of San Antonio in 1972 by Ordinance 41420 and was originally zoned as Temporary "R-1" Single Family Residence District. The property converted to "R-6" Residential Single-Family District following the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: vacant

Direction: East

Current Base Zoning: OCL

Current Land Uses: Lackland Airforce Base

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential uses

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: elementary school

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: Springvale Drive

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: 611 and 616

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

Parking Information: For residential uses, the parking would be 1 space per resident

ISSUE:

The subject property is located within Lackland Airforce Base’s identified Air Installation Compatible Use Zone (AICUZ). The purpose of the AICUZ is to protect the health, safety and welfare from noise and hazards through compatible development in the airport environment.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6,” which accommodates single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 50 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 located within the Port San Antonio Regional Center but is not within a ½ mile of a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-1) recommend Approval, pending Plan Amendment.

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 “Natural Tier” in the future land use component of the plan. The requested “R-6” base zoning district is not consistent with the adopted land use designation. The applicant is requesting a Plan Amendment to “Suburban Tier.” Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

The property directly abuts the Lackland Airforce Base fence line. Noise mitigation should be considered by the owner during the construction process.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family District base zoning is an appropriate zoning district is appropriate for the surrounding area. The proposed Specific Use Authorization allows consideration of a Manufactured Home.

4. Health, Safety and Welfare:

Staff is reviewing likely adverse effects on the public health, safety, or welfare with the Military.

5. Public Policy:

The proposed rezoning is consistent with the following goals, principles, and objectives of the West/Southwest Sector Plan:

MC-1.2 Develop a future land use pattern that minimizes incompatible issues around Lackland AFB and Annex.

MC-1.3 Discourage the extension of utilities to the area west of Lackland Annex where risk of incompatible uses, such as high density residential, could be developed.

6. Size of Tract:

The subject property is 1.949 acres, which would adequately support residential 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 and has no objection to the use.