



City of San Antonio

Agenda Memorandum

File Number: 19-8377

Agenda Item Number: 3.

Agenda Date: 11/19/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2019-10700221

SUMMARY:

Current Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Lackland Military Lighting Overlay Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019. This case is continued from the October 1, 2019 and November 5, 2019 zoning hearings.

Case Manager: Michael Pepe, Planner

Property Owner: TCL Construction Inc

Applicant: TCL Construction Inc

Representative: Patrick Christensen

Location: 4119 Willard Drive

Legal Description: Southwest 51 Feet of Northeast 221.6 Feet of Lot 33, and Southwest 94 Feet of Northeast 315.6 Feet of Lot 33, Block B, NCB 11514

Total Acreage: 0.598 Acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Woodlawn Hills Neighborhood Association, University Neighborhood Association

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

Property Details

Property History: The property was annexed by the City of San Antonio by Ordinance 18115 on September 25, 1952. The property was zoned from "A" Residence District to "B-3" Business District by Ordinance 43119 on December 13, 1973. The property zoned "B-3" was converted to "C-3" General Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated 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: "C-3", "R-5"

Current Land Uses: Retail, Elementary School

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant Retail

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Church

Direction: West

Current Base Zoning: "R-5"

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: Willard

Existing Character: Local

Proposed Changes: None

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

Routes Served: 88, 288

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

Parking Information: The parking minimum for a multifamily dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “C-3” provides for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed: “MF-18” Limited Density Multifamily District allows multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within Regional Center but 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 Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “MF-18” 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 “C-3” General Commercial zoning is an appropriate zoning for the surrounding area. The proposed “MF-18” is also suitable to the area and would allow for the development of multifamily.

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 Sector Plan:

LU-1.1 Limit encroachment of commercial uses into established low-density residential areas

LU-3.1 Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan

LU-1.4 Allow for greater densities in neighborhoods adjacent or proximate to existing and planned activity centers and pedestrian oriented commercial nodes

6. Size of Tract:

The subject property is 0.598 acres, which would adequately support multi-family 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.