



City of San Antonio

Agenda Memorandum

File Number:19-8432

Agenda Item Number: 25.

Agenda Date: 11/19/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2019-10700277

(Associated Plan Amendment PA-2019-11600078)

SUMMARY:

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

Requested Zoning: "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019. This case is expedited to the City Council meeting of December 5, 2019.

Case Manager: Patricia Franco, Planner

Property Owner: McCombs Family Partners, LTD

Applicant: NRP Group, LLC

Representative: Brown & Ortiz, P.C.

Location: 9100 Block of Excellence Drive

Legal Description: 15.975 acres out of NCB 15248

Total Acreage: 15.975

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: People Active in Community Effort - P.A.C.E.

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

Property Details

Property History: The subject property was annexed by the City of San Antonio on December 31, 1994 by Ordinance 83135 and was originally zoned "R-5" Single Family Residence District. The subject property converted from "R-5" Single Family Residence District to "R-5" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5" and "C-3"

Current Land Uses: Elementary School, Vacant land

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant land

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences and Vacant land

Direction: West

Current Base Zoning: "R-5"

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: Excellence Drive

Existing Character: Local

Proposed Changes: None

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

Routes Serviced: 616

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

Parking Information: The parking requirement for a multi-family is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-5” Residential Single-Family is designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed zoning district designation of “MF-33” Multi-Family District allows medium density multi-family, with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is within a ½ mile of a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 United Southwest Communities Plan and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “MF-33” base zoning district is not consistent with the future land use designation. The applicant is requesting a Plan Amendment to “High Density Residential.” Staff and Planning Commission recommend Approval.

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. There are already existing residential uses in the area and the proposed “MF-33” allows for additional density and alternative housing options for the area.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The surrounding area currently exists as general commercial adjacent to Single-Family Residential. These zoning districts are not intended to abut one another. The proposed “MF-33” is appropriate for the area as it provides a buffer and transition between the more intense commercial uses and the existing single-family residential neighborhood.

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 United Southwest Communities Plan:

GOAL 2: Encourage the development of new housing that is compatible with the community

6. Size of Tract:

The subject property is 15.975 acres, which could reasonably accommodate the proposed multi-family 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 proposing to construct approximately 325 residential units.