



# City of San Antonio

## Agenda Memorandum

**File Number:**20-2201

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**Agenda Item Number:** 6.

**Agenda Date:** 3/3/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z-2020-10700006

**SUMMARY:**

**Current Zoning:** "PUD C-3 MLOD-2 MLR-1 AHOD" Planned Unit Development General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 3, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** GAC Management Co. Ltd.

**Applicant:** Michele Haussmann, Land Use Solutions, LLC

**Location:** 1700, 1800 and 1900 block of Columbia Square

**Legal Description:** Lots 19 through 26, Block 37, NCB 17302

**Total Acreage:** 9.118

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** Rainbow Hills Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base

### **Property Details**

**Property History:** The property was annexed by Ordinance 61610 on October 10, 1985 and zoned Temporary "R-1" One Family Residence District. The subject property was rezoned by Ordinance 62426, dated February 27, 1986, from Temporary "R-1" One Family Residence District to "P-1 (B-2)" Planned Unit Development Business District and "P-1 (B-3)" Planned Unit Development Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "P-1 (B-2)" Planned Unit Development Business District and "P-1 (B-3)" Planned Unit Development Business District was converted to the current "PUD C-3" Planned Unit Development General Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District.

**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:** C-3

**Current Land Uses:** Commercial Use

**Direction:** East

**Current Base Zoning:** ROW

**Current Land Uses:** Columbia Square

**Direction:** South

**Current Base Zoning:** ROW

**Current Land Uses:** Westpond Drive

**Direction:** West

**Current Base Zoning:** C-3 and C-3R

**Current Land Uses:** Commercial Use

### **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 Air Force Base. 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:** Columbia Square

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus route are within walking distance of the subject property

Routes Served: 613, 615, 617

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:**

The minimum parking requirement for a single-family dwelling is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “C-3” General Commercial District accommodates 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:** The proposed “R-5” Residential Single-Family accommodates 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, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or Corridor Buffer.

**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 “General Urban 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 finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “R-5” Residential Single-Family offers an alternative housing option in the area.

**3. Suitability as Presently Zoned:**

The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “R-5” is also appropriate and down zones “C-3” properties. “C-3” offers more intense uses than the proposed residential zoning.

#### **4. Health, Safety and Welfare:**

Staff has found no 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:

- Provide multi-modal connections between new residential developments and existing community facilities.
- Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure.

#### **6. Size of Tract:**

The subject property is 0.2755 acres, which could reasonably accommodate residential 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.

The applicant is requesting to rezone from “C-3R” and “PUD C-3” to “R-5”, to develop forty-six (46) residential homes.