



City of San Antonio

Agenda Memorandum

File Number:20-3301

Agenda Item Number: 17.

Agenda Date: 5/19/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2020-10700065

SUMMARY:

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

Requested Zoning: "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Robert Geringer

Applicant: James Griffin

Representative: James Griffin

Location: generally located in the 9900 block of Westover Bluff at Potranco Road

Legal Description: Lot P-9, NCB 34393

Total Acreage: 3.06

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was zoned “Temporary R-1” upon being annexed into the City on December 31, 2000, according to Ordinance 92902. The property zoned “Temporary R-1” was converted to “R-6” Residential Single Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001. It was rezoned from “R-6” to “C-2” Commercial by Ordinance 96,160 dated August 8, 2002.

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”

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: “C-2 CD” Conditional Use Auto and Light Truck Repair CD Conditional Use Auto and Light Truck Repair

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “RM-6”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Day Care Center, Clinic

Overlay and Special District Information:

"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.

"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.

Transportation

Thoroughfare: Potranco

Existing Character: Principal

Proposed Changes: None Known

Thoroughfare: Westover Bluff

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance.
Routes served: 620

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

Parking Information: The parking minimum for a duplex is 1 parking space per unit.

ISSUE:
None.

ALTERNATIVES:

Current: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

Proposed: RM-6 districts allow single-family dwellings (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a 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 “Suburban Tier” in the future land use component of the plan. The requested “RM-6” base zoning district is consistent with the “Suburban Tier” 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. The request limits the intensity of uses possible on the property from the current commercial uses to residential use. The properties to the north are established single-family home.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is not an appropriate zoning for the property and surrounding area. The property is located off a small local street. “RM-6” Residential Mixed District provides an appropriate transition between the existing single-family and the commercial zoning along Potranco Road.

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

GOAL HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

HOU-1.2 Provide a range of housing types and prices to accommodate all residents

GOAL HOU-2 New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments

6. Size of Tract:

The subject property is 3.060 acres, which could reasonably accommodate mixed residential density and uses.

7. Other Factors:

The proposed “RM-6” would allow a maximum density of two (2) dwelling units per lot.

The subject property is located within the Lackland Air Force Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.