City of San Antonio

Agenda Memorandum

File Number:20-3340

Agenda Item Number: Z-9.

Agenda Date: 6/4/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z-2020-10700073

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

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: May 5, 2020

Case Manager: Victoria Castro, Planner

Property Owner: GAC Management Company

Applicant: Michele Haussmann, Land Use Solutions, LLC

Representative: Michele Haussmann, Land Use Solutions, LLC

Location: 1700 block of Westpond Drive

Legal Description: 1.005 acres out of NCB 17302

Total Acreage: 1.005

Notices Mailed
Owners of Property within 200 feet: 14
Registered Neighborhood Associations within 200 feet: Rainbow Hills Neighborhood Association

Applicable Agencies: Lackland Airforce 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-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-3)" Planned Unit Development Business District was converted to the current "PUD C-3" Planned Unit Development General Commercial 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: Shopping Center

Direction: East
Current Base Zoning: "C-3"
Current Land Uses: Shopping Center

Direction: South
Current Base Zoning: "C-3 R"
Current Land Uses: Vacant lot

Direction: West
Current Base Zoning: "PUD "C-3""
Current Land Uses: Vacant lots

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: Westpond Drive
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes 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: There are no parking requirements for a drainage easement.

ISSUE:
None.

ALTERNATIVES:
None.

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 and Zoning Commission (11-0) recommend 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 requested "R-5" is a downzoning of the property, from the more intense "C-3" district.

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 consistent and compatible with the properties that were recently rezoned to "R-5" to the west of the subject property.

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.

6. Size of Tract:
The subject property is 1.005 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 Military has indicated that there is no objection to the request.

The applicant is requesting to rezone from "PUD C-3" to "R-5", to zone the easement to go with the overall rezoning of the properties to the west of the subject site.