



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6980

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**Agenda Item Number:** 14.

**Agenda Date:** 12/1/2020

**In Control:** Public Comment

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:** Zoning Case Z2020-10700252

**SUMMARY:**

**Current Zoning:** "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "R-4 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:** December 1, 2020

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Timothy Griffin

**Applicant:** Continental Homes of Texas, LP

**Representative:** Brown & Ortiz, P.C.

**Location:** Generally located in the 8300 block of Covell Road

**Legal Description:** 30.32 acres out of NCB 18044

**Total Acreage:** 30.32 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** People Active in Community Efforts

**Applicable Agencies:** Lackland AFB, Texas Department of Transportation, Planning Department

### **Property Details**

**Property History:** The western portion of the property was annexed into the city by Ordinance 61617, dated December 30, 1985 and the eastern portion of the subject property was annexed into the city by Ordinance 83135, dated December 31, 1995. The property was originally zoned Temporary "R-1" Single Family Residence District, and the eastern portion of the property was rezoned to "I-1" Light Industry District by Ordinance 85498, dated January 23, 1997. The previous Temporary "R-1" district converted to the current "R-6" Residential Single-Family District and the previous "I-1" Light Industry District converted to the current "I-1" General Industrial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

**Topography:** The westernmost part of the property is within the flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-5," "NP-10" and "C-3"

**Current Land Uses:** Ranch estates, single-family dwellings

**Direction:** East

**Current Base Zoning:** "R-5"

**Current Land Uses:** Vacant (planned subdivision)

**Direction:** South

**Current Base Zoning:** "R-6" and "R-5"

**Current Land Uses:** Single-family dwellings

**Direction:** West

**Current Base Zoning:** "OCL," "I-1" and "C-3"

**Current Land Uses:** Landscape and auto equipment, vacant, landfill

### **Overlay and Special District Information:**

"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.

"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:** Coval Road

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. Frontage and access for the site will need to be

established.

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

**ISSUE:** None.

**ALTERNATIVES:**

**Current:** The current "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

The current "R-6" Residential Single-Family District provides areas for low- to medium density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are 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 "R-4" Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are 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.

**FISCAL IMPACT:** None.

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

The property is within a regional center but is not 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 United Southwest Communities Plan and is currently designated as "Low Density Residential." The requested "R-4" is consistent with the 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.

**3. Suitability as Presently Zoned:**

The current "I-1" General Industrial District is not an appropriate zoning for the property and surrounding area.

The current and proposed residential single-family zoning district is appropriate for the property and the area, which is trending toward residential uses.

**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.

Objective 2.1: Encourage single-family development.

**6. Size of Tract:**

The subject property is 30.32 acres, which could reasonably accommodate single-family dwelling units.

**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.