



City of San Antonio

Agenda Memorandum

File Number:21-1683

Agenda Item Number: 14.

Agenda Date: 2/16/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2021-10700004

SUMMARY:

Current Zoning: "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 16, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Patricia L. Crawford

Applicant: Patricia L. Crawford

Representative: Brown & Ortiz PC

Location: 12000 block of Somerset Road

Legal Description: 33.4225 acres out of CB 4295

Total Acreage: 33.4225 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 201611100885, dated November 10, 2016 as the current “NP-15” Neighborhood Preservation 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: “DR”

Current Land Uses: Agricultural

Direction: South

Current Base Zoning: “OCL”

Current Land Uses: Pasture

Direction: East

Current Base Zoning: “NP-15”

Current Land Uses: Southwest Legacy High School

Direction: West

Current Base Zoning: “MF-33”, “OCL”

Current Land Uses: Agricultural, Mixed Housing

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: Somerset

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) is not available at this time.

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

ISSUE:

None.

ALTERNATIVES:

Current: “NP-15” uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (15,000 sq. ft. minimum lot size for NP-15)

Proposed: The proposed “R-5” allows a 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 located within the 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 Heritage South Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-5” 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. The proposed rezoning would not introduce new uses to the area, while allowing the development of additional housing in close proximity to area schools.

3. Suitability as Presently Zoned:

The current “NP-15” is appropriate zoning for the property and surrounding area allowing larger lot development. The proposed “R-5” Residential Single-Family is also appropriate as development of a single-family subdivision. The rezoning would allow an additional housing option in the area and would provide housing to nearby schools.

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 Heritage South Sector Plan:

HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area

HOU-1.2 Encourage higher-density housing at strategic nodes

Goal LU-5 A community that applies sustainable development patterns and principles

LU-5.3 Preserve as much as 25% of the developable land to maintain the area's rural character and retain agricultural practices

6. Size of Tract:

The subject property is 33.4225 acres, which could reasonably accommodate the proposed residential subdivision.

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 are no objections to the request.

Not including required infrastructure such as streets and sidewalks, the maximum allowed density as "R-5" is no more than 291 units.