



City of San Antonio

Agenda Memorandum

File Number:21-4273

Agenda Item Number: 21.

Agenda Date: 6/15/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2021-10700128

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Outdoor Storage of New and Used Construction Material

Requested Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 18.18 acres out of NCB 11139 and "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: June 15, 2021

Case Manager: Justin Malone, Planner

Property Owner: Chazar 410 Holdings, LLC

Applicant: Natasha Uhlich, P.E.

Representative: UP Engineering + Surveying

Location: Generally located in the 900 block of West Chavaneaux Road

Legal Description: 22.09 acres out of NCB 11139

Total Acreage: 22.09

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland

Property Details

Property History: A section of the subject property was annexed into the City of San Antonio on September 24, 1952, established by Ordinance 18115 and was originally zoned "B" Residence District. The property was rezoned from "B" Residence District to "B-2" Business District by Ordinance 24277, dated January 24, 1967. A portion of the property was rezoned from "B" Residence District to "B-3 SUP" Business District with a Special Use Permit for Outdoor Storage of New and Used Construction Materials by Ordinance 91777, dated May 11, 2000. Under the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the portion of the property zoned "B-2" Business District converted to "C-2" Commercial District and the portion of the property zoned "B-3 SUP" Business District with a Special Use Permit converted to "C-3 S" General Commercial District with a Specific Use Authorization for Outdoor Storage of New and Used Construction Materials.

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: "MH", "R-4"

Current Land Uses: Single Family Residential

Direction: East

Current Base Zoning: "R-4", "I-2"

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Overlay and Special District Information:

"MLOD-2"

The "MLOD-2" Lackland Military Lighting Overlay District 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: West Chavaneaux Road

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis is not required.

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

ISSUE:

None.

ALTERNATIVES:

Current: The current “C-2” Commercial District permits community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses include liquor stores, auto and light truck oil, lube, and tune-up, auto glass tinting, tire repair (sales and installation only), gas station, appliance sales and repair, and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current “C-3” General Commercial District permits more 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 center, 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 include bar/tavern and nightclub, auto repair, auto sales, hotel, home improvement center, and tattoo parlor. No outside storage is permitted.

Proposed: The proposed “R-4” and “R-5” Residential Single-Family District allows for single family dwellings (detached) with a minimum lot size of 4,000 square feet and 5,000 square feet respectively and minimum lot width of 35 feet and 45 feet respectively, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center but is within 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 “General Urban Tier” in the future land use component of the plan. The requested “R-4” and “R-5” base zonings are 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 changes would reduce potential impacts from “C-2” and “C-3” uses and allow for additional housing options in the area.

3. Suitability as Presently Zoned:

The current “C-2” and “C-3” zonings are appropriate for the property and surrounding area. The proposed “R-4” and “R-5” are also appropriate zonings for the surrounding area with good vehicular access and proximity to retail and employment. The proposed “R-4” and “R-5” zonings are consistent with the existing single family residential zoning in the area. It will also allow development of additional housing options to the surrounding area.

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 request is consistent with the West/Southwest sector plan interpretations, and consistent with several SA Tomorrow Comprehensive Housing goals and policies.

Relevant Goals and Policies of the Comprehensive Plan may include:

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

H P18: Encourage housing to be built with, near or adjacent to retail uses.

6. Size of Tract:

The subject property is 22.09 acres, which could reasonably accommodate a single-family residential development.

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 this request.

The applicant is seeking a zoning change to allow for a single-family residential development.