



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2024-10700303

SUMMARY:

Current Zoning: "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 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: December 17, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Century Land Holdings II, LLC

Applicant: Century Land Holdings II, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 12545 Fischer Road and generally in the 13000 block of Somerset Road

Legal Description: 46.94 acres out of CB 4300

Total Acreage: 46.94 acres

Notices Mailed**Owners of Property within 200 feet:** 35**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Lackland AFB, Planning Department**Property Details**

Property History: A portion of the subject property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 6, 2014, and zoned "RD" Rural Development District. The portion of the property zoned "RD" Rural Development District was rezoned by Ordinance 2014-08-07-0557, dated August 2014, to "NP-8" Neighborhood Preservation District. A portion of the property zoned "NP-8" Neighborhood Preservation District was rezoned by Ordinance 2019-05-16-0422 dated May 16, 2019, to the current "R-5" Residential Single-Family District. A portion of the property was annexed into the City of San Antonio by Ordinance 2019-06-20-0569 dated June 20, 2019, and zoned its current "R-5" Residential Single-Family District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "R-5"**Current Land Uses:** Vacant Land, Apartment Complex**Direction:** South**Current Base Zoning:** "R-5," "NP-8"**Current Land Uses:** Vacant Land**Direction:** East**Current Base Zoning:** "R-5," "NP-8"**Current Land Uses:** Vacant Land, Repair Services, Single-Family Dwellings**Direction:** West**Current Base Zoning:** "R-5"**Current Land Uses:** Vacant Land**Overlay District Information:**

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.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require

additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

N/A

Transportation

Thoroughfare: Fischer Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Somerset Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-Family Districts permit single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

“NP-8” Neighborhood Preservation District 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. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

Proposed Zoning: “R-4” Residential Single-Family Districts permit single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Heritage South Sector Plan, adopted in September 2010, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-4” base zoning district 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 use is consistent with the established development pattern of the surrounding area. Surrounding properties are “R-5” Residential Single-Family District and “NP-8” Neighborhood Preservation District.
- 3. Suitability as Presently Zoned:** The existing “R-5” Residential Single-Family District and “NP-8” Neighborhood Preservation District are appropriate zonings for the property and surrounding area. The proposed “R-4” Residential Single-Family District is also an appropriate zoning. The proposed “R-4” would preserve the residential uses currently permitted on the property but would allow housing at a higher density than currently permitted. The rezoning would allow for development of a residential subdivision. Additionally, the proposed zoning is also consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing population at all income levels.
- 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 does not appear to conflict with any public policy. Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - **Goal HOU-1:** An array of housing choices throughout the area with an appropriate mix of densities and housing types.
 - **HOU-1.2:** Encourage higher-density housing at strategic nodes.
 - **HOU-1.3:** Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **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 P30: Ensure infill development is compatible with existing neighborhoods.

6. **Size of Tract:** The 46.94 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The zoning change request is to allow for the development of single-family residential housing of approximately 200 units.

The property is proposed for development of a residential subdivision with lot sizes of 4,000 square feet. At 46.94 acres, there could potentially be development of 511 lots. The applicant is proposing approximately 200 lots with the rezoning.

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.