



City of San Antonio

Agenda Memorandum

Agenda Date: October 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2022-10700035

SUMMARY:

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Eunice L. Verstuyft

Applicant: Yellowstone Developers, LLC

Representative: Killen, Griffin, & Farrimond

Location: 13590 Watson Road

Legal Description: Lot P-3B, CB 4298

Total Acreage: 50.131 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Lackland Airfield Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 200802070102 dated February 6, 2008, and originally zoned "FR" Farm and Ranch District. The property was rezoned by Ordinance 201408070557 dated August 7, 2014 to the current "NP" 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: OCL

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "NP-8"

Current Land Uses: Construction Contractor Facility, Vacant

Direction: East

Current Base Zoning: OCL

Current Land Uses: Vacant

Direction: West

Current Base Zoning: OCL

Current Land Uses: Vacant

Overlay District Information:

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.

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.

Special District Information:

None.

Transportation

Thoroughfare: Watson Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None Known

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

Routes Served: NA

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 a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "NP-8" Neighborhood Preservation District permits the same uses permitted under the "R-6" zoning district and was 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-5" Residential Single-Family District permits 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 located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 and is currently designated as “Suburban 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 does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The current “NP-8” Neighborhood Preservation District is an appropriate zoning for the property and surrounding area. The proposed “R-5” Single-Family Residential District is not appropriate. The subject property is primarily abutting vacant property outside city limits. However, the properties in the area are zoned for large lot residential and less density. The proposed rezoning will allow for more density than the current base zoning district allows, which is inappropriate considering the adjacent mixed use and industrial development pattern of the 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 does appear to conflict with any public policy objectives of the Heritage South Sector Plan:
 - Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability
 - HOU-1.2 Encourage higher-density housing at strategic nodes
 - HOU-1.3 Promote large lot development and clustered housing in rural areas
6. **Size of Tract:** The subject property is 50.131 acres, which can reasonably accommodate a residential development.
7. **Other Factors:** The proposed rezoning to “R-5” Residential Single-Family District is to allow for a single-family residential development on the 50.131-acre subject property.

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 property is proposed for development of a residential subdivision with lot sizes of 8,000 square feet. At 50.131 acres, there could potentially be development of 437 lots.