



City of San Antonio

Agenda Memorandum

Agenda Date: May 17, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2022-10700036

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family 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: May 17, 2022. This case is continued from the May 3, 2022 hearing.

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Yellowstone Developers, LLC

Applicant: Yellowstone Developers, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 2100 block of Catfish Pond at the intersection with Mallard Pass

Legal Description: 4.481 acres out of CB 4286

Total Acreage: 4.481

Notices Mailed**Owners of Property within 200 feet:** 87**Registered Neighborhood Associations within 200 feet:** Hunter's Pond Village Green HOA**Applicable Agencies:** Lackland Air Force Base, Planning Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 101601, dated December 10, 2005 and zoned "UD" Urban Development District. The property was rezoned by Ordinance 2014-02-20-0092, dated February 20, 2014 to the current "R-6" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwellings**Direction:** South**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwellings**Direction:** East**Current Base Zoning:** "R-3"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwellings**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: None.**Transportation****Thoroughfare:** Catfish Pond**Existing Character:** Local**Proposed Changes:** None Known

Thoroughfare: Mallard Pass
Existing Character: Local
Proposed Changes: None Known

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

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502.

A TIA Report is not Required.

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

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "R-4" Residential Single-Family allows 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:

The property is within the Texas A&M - San Antonio Regional Center and within 1/2 a mile from the 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 General Urban 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 find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The existing "R-6" Residential Single-Family is appropriate with the established development pattern of the surrounding area.

3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The additional density of the proposed “R-4” is unnecessary. Further, the property can be developed as “R-6” Residential Single-Family. The primary difference is 6,000 square foot lots versus 4,000 square foot lots, which comes down to 32 homes versus 48 homes respectively. By remaining “R-6,” this allows diversity of housing types.
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 objective of the Heritage South Sector Plan.

Goal HOU-1 An array of housing choices throughout the area with an appropriate mix of densities and housing types.

6. **Size of Tract:** The 4.481 acre site is of sufficient size to accommodate the proposed 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.