



City of San Antonio

Agenda Memorandum

Agenda Date: December 1, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2022-10700289

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: The Estate of Bruce Embrey

Applicant: Mint Development LLC

Representative: Mint Development LLC

Location: generally located in the 5800 Block of Stoney Creek Drive

Legal Description: Lot P-48, NCB 16010

Total Acreage: 7.68

Notices Mailed**Owners of Property within 200 feet:** 64**Registered Neighborhood Associations within 200 feet:** Southwest Community Association**Applicable Agencies:** Planning Department, Lackland Air Force Base**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 41419, dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted 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-6**Current Land Uses:** Drainage**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** R-6**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Residential Dwelling**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:

N/A

Transportation

Thoroughfare: Stoney Creek Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Adalone Cove Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes served: 614, 619

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 for a Residential Dwelling is 1 space per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District allows Single-family dwelling (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 District allows 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 located within the Southwest Regional Center.

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 United Southwest Communities Plan and is currently designated as "Low Density Residential" 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.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is also an appropriate zoning for the property and surrounding area. The request allows for additional density and housing types in San Antonio while maintaining the character of the neighborhood. The proposed rezoning is also consistent with the Strategic Housing Implementation Plan for diverse housing options to meet the growing San Antonio population at all socio-economic 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 objectives of the United Southwest Communities Plan.
 - Goal 2 - Housing Encourage the development of new housing that is compatible with the community.
 - Objective 2.1: Develop New Housing Encourage single family development.
6. **Size of Tract:** The 7.68 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to develop forty-nine (49) single-family homes on individual lots of at minimum 4,000 square feet. The current R-6 would allow a development of fifty-five (55) single-family homes on individual lots of minimum 6,000 square feet. The proposed R-4 would allow a development of approximately eighty-three (83) single-family homes.

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.