



City of San Antonio

Agenda Memorandum

Agenda Date: January 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Zoning Case Z-2021-10700326

SUMMARY:

Current Zoning: "RE CD MLOD-2 MLR-2 AHOD" Residential Estate Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Retail Nursery and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 18, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Eric Ian Gamble & Linda Gamble

Applicant: KB Home Lone Star Inc.

Representative: Brown & Ortiz, PC

Location: 247 West Quill Drive and 285 West Quill Drive

Legal Description: 8.310 acres out of NCB 11530

Total Acreage: 8.310 acres

Notices Mailed**Owners of Property within 200 feet:** 36**Registered Neighborhood Associations within 200 feet:** Woodlawn Hills**Applicable Agencies:** NA**Property Details**

Property History: The property was annexed into the City of San Antonio on September 24, 1952, by Ordinance 18115 and originally zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to the "R-5" Single-Family Residence District. A portion of the property rezoned under Ordinance 2006-04-14-0480, dated April 13, 2006 from "R-5" Single-Family Residence District to the current "RE" (CD-Retail Nursery) Residential Estate District with a Conditional Use for a Retail Nursery.

Topography: A portion of subject property is located with the Upper SAR Watershed and the Artesian Zone Aquifer.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** MF-33**Current Land Uses:** Apartments**Direction:** South**Current Base Zoning:** R-5**Current Land Uses:** Church grounds**Direction:** East**Current Base Zoning:** R-5**Current Land Uses:** Empty Land, Single-Family Homes**Direction:** West**Current Base Zoning:** R-5**Current Land Uses:** Single-Family Homes**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: Quill Drive

Existing Character: Minor Roadway

Proposed Changes: None

Public Transit: The subject property is not within proximity to any VIA bus routes.

Traffic Impact: Quill is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type B 70' – 86' ROW). ROW dedication and improvement may be required. Arterials require minimum 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required along all arterials along with sidewalks. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at the time of Building permit. ROW dedication and improvement may be required along Rimrock. TIA will be revisited at time of building permit and/or plat (site plan will be required).

Parking Information: The minimum parking requirement is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "RE" Residential Estate Districts would allow a single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools. "R-5" Residential Single-Family Districts would allow a 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.

The current "CD" Conditional Use on the property allows for a Retail Nursery.

Proposed Zoning: "MF-18" Limited Density Multi-Family District would allow for a Multi-family up to 18 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within proximity to a premium transit corridor and is not within proximity to a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 West/Southwest Plan and is currently designated General Urban Tier in the future land use component of the plan. The requested “MF-18” 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 the established development pattern of the surrounding area. Surrounding properties are primarily “R-5” Single-Family Residential or “MF-33” Multi-Family Districts. The zoning request would allow for a wider variety of housing types and housing choices, while promoting sustainable infill development.

3. Suitability as Presently Zoned: The existing “RE” Residential Estate and “R-5” Single-Family Residential District are appropriate zonings for the property and surrounding area. The proposed “MF-18” Multi-Family District is also an appropriate zoning for the property and 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 does not appear to conflict with any public policy objective of the West/Southwest Sector Plan.

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 level.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

Relevant Goals and Policies West/Southwest Sector Plan may include:

- Housing Goal 1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector land Use Plan.
- Housing Goal 2: New housing developments locate near existing community facilities, schools, and infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.

6. Size of Tract: The 8.310-acre site is of sufficient size to accommodate the proposed residential development.

7. Other Factors: The subject property is located within the Lackland Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army

National Guard and JBSA were notified of the proposed request. The Military has indicated that there is no objection to the request.

The applicant intends to construct a low-density residential development. At 18-units per acre the maximum allowable density is 150 units.