



City of San Antonio

Agenda Memorandum

Agenda Date: November 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Zoning Case Z2022-10700215
(Associated Plan Amendment PA2022-11600081)

SUMMARY:

Current Zoning: "OCL" Outside City Limits

Requested Zoning: "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland AFB Annex Military Lighting Overlay District 2 Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2022

Case Manager: Clint Eliason, Planning Coordinator

Property Owner: Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC

Applicant: City of San Antonio Planning Department

Representative: Patrick Christensen

Location: 5706 Coleman Way and 13592 Campground Road

Legal Description: 246.94 acres out of CB 4300

Total Acreage: 246.94 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The City of San Antonio (City) initiated Limited Purpose Annexation of the south side area in 2014, and then completed Full Purpose Annexation of the area in 2016. As part of both annexation processes, Texas Local Government Code (LGC) required the City to offer Development Agreements to properties which had an ad valorem appraisal for agricultural, wildlife management, or timber land (“agricultural”) use as designated by the Bexar Appraisal District (BCAD). Prior to Full Purpose Annexation, the owners of the properties with those agricultural values entered into Development Agreements with the City of San Antonio. These agreements allowed their continued agricultural use, or other use as specified by the LGC, and guaranteed the extraterritorial status of the properties if the property owner(s) continued the use as described in the terms of the agreement.

Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC, the landowners (the Owners) of two tracts of land, totaling 246.94 acres, addressed at 5706 Coleman Way and 13592 Campground Road, generally, south of Fischer Road, between IH 35 S and Somerset Road, requested annexation by the City of San Antonio. Currently, there is a small RV/MH Park located on the properties. The proposed development is a Mixed-Use Recreational Park for enhanced RV/MH/Camping. The proposed development will also add expanded campground facilities, including amenities like resort pools, splash pad, BBQ areas, walking paths, clubhouses/pavilions, sports courts, and dog parks. The Owners are seeking this annexation in order to obtain City services, such as, police and fire services, and other City services which already benefit surrounding properties that were previously annexed. The subject properties meet the statutory requirements for full purpose annexation by the City since they (1) are within the City's ETJ and (2) are adjacent and contiguous to the City's corporate limits. The proposed subject properties will be in City Council District 4 upon annexation.

Topography: The 100-year floodplain runs along the southwest property lines and extends to the northeast along the middle where the two parcels come together, before turning back to the west. This is due to the Medina River running along the southwest property lines of both parcels. Any future development will be required to comply with the Unified Development Code (UDC) regulations regarding floodplains.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NP-8, C-2

Current Land Uses: Single-Family Residential, Commercial

Direction: East

Current Base Zoning: R-5, NP-8

Current Land Uses: Single-Family Residential, Undeveloped

Direction: South
Current Base Zoning: RE
Current Land Uses: Undeveloped Land, Single-Family Residential

Direction: West
Current Base Zoning: OCL
Current Land Uses: Undeveloped 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:

The Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to "MXD" that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation

Thoroughfare: Fischer Road
Existing Character: Enhanced Secondary Arterial (120'-142')
Proposed Changes: None known

Public Transit: There are no nearby VIA bus stations within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: Minimum Requirement for Mixed-Use District is one (1) space for each on-street parking space located adjacent to the property.

ISSUE:
None.

ALTERNATIVES:
Current Zoning: Outside City Limits

Proposed Zoning: "MXD" Mixed Use District to provide a concentrated mix of residential, retail, service, and office uses. Overlay district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph

Air Force Base, Lackland Air Force Base and Martindale Army Air Field. Overlay district that imposes height restriction near civilian and military airports.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are not located within a Regional Center, nor are they located within a half-mile of a Premium Transit Corridor. The subject properties will be located within the proposed Far Southwest Community Plan area, which is a SA Tomorrow Phase 5 planning area.

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 properties are located within the Heritage South Sector Plan and are currently designated as “Suburban Tier” in the land use component of the plan. The requested “MXD” Mixed-Use District base zoning district is not consistent with the adopted land use designation. The proposed request is to change the land use classification to “Neighborhood Mixed-Use”. The associated Plan Amendment request was heard by the Planning Commission on October 26, 2022. Staff and Planning Commission recommend Approval.
- 2. Adverse Impacts on Neighboring Lands:** The subject properties are located in an area that is transitioning from undeveloped land and open space to a more residential developed area. There are proposed residential subdivisions located east of the subject properties. Additionally, areas to the north and west of the properties have been developed for residential and commercial uses. Based on the existing conditions and uses of the area, the proposed “MXD” Mixed-Use zoning district will not have any adverse impact on the neighboring lands.
- 3. Suitability as Presently Zoned:** There is no assigned zoning to the properties (designated OCL), due to their location being outside of the city’s limits. Should the properties be annexed, but this zoning request be denied, the properties would be remanded back to the Zoning Commission in order to be zoned “DR” Development Reserve which is intended to provide a temporary zoning classification for newly-annexed properties until the properties are rezoned by the City. The “DR” zoning district carries the same use and development regulations as the “R-6” Residential Single-Family zoning district. The properties are also in close proximity to a highway and major thoroughfares, as well as near other residentially zoned areas.
- 4. Health, Safety and Welfare:** The proposed “MXD” Mixed-Use Zoning District will allow the subject properties to be further developed with similar uses as those currently within the vicinity. The proposed “MXD” Mixed-Use Zoning District and the proposed use support the goals and strategies of the Heritage South Sector Plan.

5. **Public Policy:** The request does not appear to conflict with any public policy objectives. The request is consistent with the Heritage South Sector Plan goals and reinforces Goal: LU-1, which states land uses are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability. Further, Goal: LU-2 recommends design guidelines for non-residential uses to encourage compatibility of adjacent properties.
6. **Size of Tract:** The 246.94-acre site is of sufficient size to accommodate the proposed development.
7. **Other Factors:** None.