



City of San Antonio

Agenda Memorandum

Agenda Date: September 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2024-10700201

SUMMARY:

Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District and "MI-1 MLOD-2 MLR-1 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of five (5) units per acre and "MXD MLOD-2 MLR-1 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a maximum density of five (5) units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Nicholas Ratermann and Tracy Ratermann

Applicant: Nicholas Ratermann and Tracy Ratermann

Representative: Killen, Griffin & Farrimond, PLLC

Location: 11583 Pleasanton Road

Legal Description: 24.7844 acres out of CB 4005 and CB 4283

Total Acreage: 24.7844 acres

Notices Mailed**Owners of Property within 200 feet: 4****Registered Neighborhood Associations within 200 feet: N/A****Applicable Agencies:** Public Works Department, Lackland AFB**Property Details****Property History:** The property was annexed into the City of San Antonio by Ordinance 96558, dated January 4, 2003, and zoned "MI-1" Mixed Light Industrial District.**Code & Permitting Details:** There is no code enforcement of permitting history for the subject property.**Topography:** The property has incursion in a floodplain.**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** "MPCD"**Current Land Uses:** Vacant Land**Direction:** South**Current Base Zoning:** MPCD"**Current Land Uses:** Vacant Land**Direction:** East**Current Base Zoning:** "MI-1"**Current Land Uses:** Vacant Land**Direction:** West**Current Base Zoning:** "MPCD"**Current Land Uses:** Vacant 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:

"MXD" 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: Pleasanton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Moursund Boulevard

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking requirements for commercial and residential uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MI-1" Mixed Light Industrial District encourages the development of mixed agricultural, commercial and light industrial uses that are internally compatible, in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

Proposed Zoning: "MXD" Mixed Use Districts are to provide a concentrated mix of residential, retail, service, and office uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and within ½ a mile from the Zarzamora Premium Transit Corridor.

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 Texas A&M San Antonio Area Community Plan, adopted August 2024, and is currently designated as "Urban Mixed Use" in the future land use component of the plan. The requested "MXD" 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. Surrounding properties are “MPCD” and “MI-1.”
3. **Suitability as Presently Zoned:** The existing “MI-1” District is not an appropriate zoning for the property and surrounding area. The proposed “MXD” Mixed Use District for a maximum density of 5 units per area is a more appropriate zoning for the property and surrounding area. The subject property is surrounded by MPCD zoning which, as per the approved MPCD site plan, allows for a similar density of single-family residential as the proposed “MXD”. There is “MI-1” within proximity but located across the railroad and separated from the future residential development.
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. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
 - 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 levels.
 - H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
 - H P17: Encourage development projects to have a mixture of uses.
 - H P18: Encourage housing to be built with, near or adjacent to retail uses.
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

Relevant Goals, Recommendations and Strategies of the Texas A&M Regional Center Plan may include:

- Housing Recommendation #1: Support a wider range of housing products attractive to workers and students at the major employers and institutions in the regional center.
- Economic Development Strategy 1.2: Provide opportunities for mixed-use developments to encourage retail uses that offer support to the Texas A&M University-San Antonio campus and the planned residential developments in the VIDA San Antonio project.
- Land Use Strategy 1.1: Properties north of Jaguar Parkway should be zoned to allow for vertical mixed-use projects including multi-family and community-scaled commercial uses.
- Land Use Strategy 3.3: Encourage a mixture of housing types, including townhouses, vertical mixed-use development, and single-family neighborhoods in areas near the Texas A&M University-San Antonio campus so that the area can support a true campus lifestyle, where students and employees can live, work, and play.

6. **Size of Tract:** The 24.7844-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses, with a maximum density of 5 units per acre.

The subject site is entirely within the FEMA 100-year effective floodplain. Residential development is strictly prohibited per Appendix F of the UDC. It is imperative that any planned improvements for this site be coordinated with Public Works Department. Please contact Sabrina Santiago at 210.207.0182 or via email Sabrina.santiago@sanantonio.gov to coordinate future plans for this site.

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.

In addition to having ponds of water and being in the floodplain, the property does not appear to have street access, which will be required for development.