



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-107000284

SUMMARY:

Current Zoning: “MR AHOD” Military Reserve Airport Hazard Overlay District

Requested Zoning: “MF-33 AHOD” Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2023.

Case Manager: Ashley Leal, Senior Planner

Property Owner: Brooks Development Authority

Applicant: Lincoln Capital Acquisition LLC

Representative: Killeen, Griffin & Farrimond, PLLC

Location: Generally located in the 2000 block of Research Plaza

Legal Description: 13.050 acres out of NCB 10879

Total Acreage: 13.0500

Notifications

Notices Mailed: 2

Registered Neighborhood and Community Associations: N/A

Applicable Agencies: Stinson Airport

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "MR" Military Reserve District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "MR" Military Reserve District converted to the current "MR" Military Reserve District.

Code & Permitting Details: There is no code enforcement or permitting history for the subject property.

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: "MF-33"

Current Land Uses: Apartment complex

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Medical Facilities, Parking Lot

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Solar Energy Equipment Supplier

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Food Manufacturer

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.

Special District Information:

The "MR" Military Reservation District is a special district that is used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 211.013, the city's zoning regulations do not apply to buildings, other structures, or land under the

control, administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency.

Transportation

Thoroughfare: Challenger Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Research Plaza

Existing Character: None

Proposed Changes: None Known

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

Routes Served: 34

Traffic Impact: The traffic generated by the proposed development has increase, it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502.

A TIA Report will be Required.

Parking Information: The minimum parking requirement for Multi-Family Dwelling is 1.5 per unit and maximum parking requirement is 2 per unit.

Proximity To Regional Center/Premium Transit Corridor:

Subject property is located with the Brooks Regional Center and within ½ a mile from the South Premium Transit Corridor.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “MR” These Military Reserve districts are used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon’s Texas Codes Annotated, Local Government Code Section 211.013, the city’s zoning regulations do not apply to buildings, other structures, or land under the control, administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency.

Proposed Zoning: “MF-33” Multifamily District allows multi-family development up to 33 units per acre.

FISCAL IMPACT:

None.

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 the approval criteria below.

1. Consistency: The subject property is located within the Brooks Area Regional Center Plan, adopted May 2019, and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “MF-33” 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 “MR” Military Reserve District not an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is an appropriate zoning for the property. The subject property is located within the Brooks City Base, a growing area for innovative industry and commercial activity, and the proposed development would provide housing for the potential workforce. The proposed “MF-33” Multi-Family District also provides an additional housing type for the area that aligns with the goals and objectives of the Strategic Housing Implementation Plan.

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.

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 levels.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

Relevant Goals and Strategies of the Brooks Area Regional Center Plan may include:

- Goal 1: Belonging, Bonding, & Balance: Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.
- Housing Recommendation 2: Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels.

6. Size of Tract: The 13.050 acre site is of sufficient size to accommodate the proposed residential development.

7. Other Factors: The property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 13.050 acres, there could potentially be development of 430 units.

The applicant intends to construct a 340-unit multi-family development.

A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.