



City of San Antonio

Agenda Memorandum

Agenda Date: June 18, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700086

SUMMARY:

Current Zoning: "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-18 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 18, 2024

Case Manager: Bronte Frere

Property Owner: XXX

Applicant: XXX

Representative: XXX

Location: XXX

Legal Description: XXX

Total Acreage: 1.113

Notices Mailed

Owners of Property within 200 feet: XXX
Registered Neighborhood Associations within 200 feet: XXX
Applicable Agencies: XXX

Property Details

Property History: XXX

Code & Permitting Details: There is no relevant code violations for the subject property.
Commercial Project Application (COM-PRJ-APP24-39800988 – Fence application) – April 2024

Topography: XXX

Adjacent Base Zoning and Land Uses

Direction: XXX

Current Base Zoning: XXX “O-1 S”

Current Land Uses: XXX

Direction: XXX

Current Base Zoning: XXX

Current Land Uses: XXX

Direction: XXX

Current Base Zoning: XXX

Current Land Uses: XXX

Direction: XXX

Current Base Zoning: XXX

Current Land Uses: XXX

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:

N/A

Transportation

Thoroughfare: South San Eduardo Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Castroville Road
Existing Character: Secondary Arterial A
Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 68, 268

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

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

ISSUE:
None.

ALTERNATIVES:
Current Zoning: C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
XXX

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:** XXX
2. **Adverse Impacts on Neighboring Lands:** XXX
3. **Suitability as Presently Zoned:** XXX
4. **Health, Safety and Welfare:** XXX
5. **Public Policy:** XXX Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

- GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
- GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.
- 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 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
- 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.

Relevant Goals and Strategies of the West/Southwest Sector Plan may include:

- Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
- Goal Hou-1: Housing stock is diverse, and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
- Hou-1.2: Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

6. **Size of Tract:** XXX

7. **Other Factors:** 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.

The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 1.113 acres, there could potentially be development of 20 units. The applicant is requesting to rezone to keep the existing five (5) units.

The proposed rezoning includes a request to allow a 6-foot solid fence along the front property line. This request can be permitted through the requested rezoning per 35-514 (c)(2)(D) of the Unified Development Code.

For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single family use, the height is restricted to the maximum height of the single family district within 50 feet of the property line.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, the Office of Historic

Preservation has not received an application for demolition at this address and a demolition application with OHP will be required if demolition is a listed scope of work.