



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 6, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

ZONING CASE Z-2024-10700125

(Associated Plan Amendment PA-2024-11600051)

**SUMMARY:**

**Current Zoning:** “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, “C-1 MLOD-2 MLR-1 AHOD” Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting

**Requested Zoning:** “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 6, 2024

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** OE Investments, Inc

**Applicant:** Buck Benson

**Representative:** Buck Benson

**Location:** 1411 Springvale Drive

**Legal Description:** 8.15 acres out of NCB 15193

**Total Acreage:** 8.15

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41420, dated December 26, 1972, and zoned temporary “R-1” Residence District. The southern part of the property was rezoned by Ordinance 46059, dated December 18, 1975, to “B-3” Business District and “B-2” Business District. The northeast part of the property was rezoned by Ordinance 51250, dated September 20, 1979, to “B-1” Business District and “R-3” Multiple Family Residential District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned “R-3” Multiple Family Residential District, “B-1” Business District, “B-2” Business District, and “B-3” Business District converted to “MF-33” Multi-Family District, “C-1” Light Commercial District, “C-2” Commercial District, and “C-3” General Commercial District respectively.

**Code & Permitting Details:**

Minor Structures building permit COM-PRJ-APP21-39803580, Cell Tower, Issued.

**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:** “R-6”

**Current Land Uses:** Apartment Complex, Single-Family Residential

**Direction:** South

**Current Base Zoning:** “C-3”

**Current Land Uses:** Oil Change Station, Auto Parts Store, Restaurants, Retail

**Direction:** East

**Current Base Zoning:** “R-6”, “C-3”

**Current Land Uses:** Apartment Complex, Bank

**Direction:** West

**Current Base Zoning:** “R-6”, “C-2NA”, “C-2”

**Current Land Uses:** Middle School, Single-Family Residential

**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:** Springvale Drive

**Existing Character:** Collector

**Proposed Changes:** None known.

**Thoroughfare:** Valley Hi Drive

**Existing Character:** Minor, Secondary Arterial A

**Proposed Changes:** None known.

**Thoroughfare:** Cedarhurst Drive

**Existing Character:** Local

**Proposed Changes:** None known.

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

**Routes Served:** 611, 616

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking requirement for Single-Family Residential is 1 space per dwelling unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "C-3" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea

market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

“C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

“C-1” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

“MF-33” Multi-Family District allows any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

Proposed Zoning: “R-6” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located within the Port San Antonio Regional Center but is not within ½ a mile from the 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 Port San Antonio Area Regional Center Plan, adopted in 2021, and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “R-6” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Urban Low Density Residential”. Staff and Planning Commission recommendations pending the August 14, 2024 hearing.

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. There is existing “R-6” Residential Single-Family zoning to the north of the subject property.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District, “C-2” Commercial District, “C-1” Light Commercial District, and “MF-33” Multi-Family District are appropriate zoning districts for the property and surrounding area. The proposed “R-6” Residential Single-Family District is also an appropriate zoning district. The single-family use is consistent with the established single-family neighborhoods to the north, extending residential use along the Springvale corridor. The subject property is conveniently located, across the street from Rayburn Middle School and down the road from Jerry D Allen Elementary School, offering educational services for future families. Additionally, the proposal is consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing population at all income levels.
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 Regional Center Plan may include:
  - Goal 4: Increase housing options while preserving or increasing home ownership rates.
    - Introduce a variety of housing options in the area, particularly those currently under-represented or missing from the area that may appeal to current or future residents, including those employed within the Regional Center area.
    - Preserve existing family-friendly neighborhoods and seek a healthy portfolio of housing types in the Port San Antonio Area Regional Center.
    - Direct higher density housing options to targeted focus areas and along major corridors and encourage appropriate transitions of density and intensity to existing lower density neighborhoods.
    - Identify locations for future housing options and mixed-use/retail development uses so that they are close in proximity to encourage a vibrant and active area.
6. **Size of Tract:** The 8.15 acres site is of sufficient size to accommodate the proposed residential development.
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 a residential subdivision with lot sizes of 6,000 square feet. At 8.15 acres, there could potentially be development of 57 lots.