



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700239

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: David Guerrero

Applicant: David Guerrero

Representative: David Guerrero

Location: 423 Frio City Road

Legal Description: The east 33.33 feet of Lot 11, Block 2, NCB 6440

Total Acreage: 0.0765 acres

Notices Mailed

Owners of Property within 200 feet: 45

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial District.

Code & Permitting History:

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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Residential Dwellings

Direction: South

Current Base Zoning: R-4, I-1, R-5

Current Land Uses: Residential Dwellings

Direction: East

Current Base Zoning: R-4, I-1

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: R-4, I-1

Current Land Uses: Residential Dwellings

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: Frio City Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: South Trinity Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 62, 251, 268, 66

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 Dwelling – 1 Family development is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: “R-3” Single-Family Residential District allows for single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

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 approval criteria below.

1. **Consistency:** The subject property is located within the Guadalupe Westside Community Plan, adopted in 2007, and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “R-3” 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 “R-4” Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed "R-3" Single-Family Residential District is. The current industrial zoning designation is inconsistent with the surrounding residential uses, making the proposed “R-3” base zoning more aligned with abutting properties. The proposed “R-3” Residential Single-Family constitutes a downzoning from an intense industrial district. Additionally, the 3,333 square foot lot is more developable as a single-family residential property, rather than as an industrial use which has larger setback requirements and other limitations when abutting residential zoning and uses.
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 public policy. Relevant Goals and Policies of the Comprehensive Master Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF Goal 6: Growth and city form support community health and wellness.
 - GCF P10: Develop a plan to preserve and maintain affordable housing within revitalizing neighborhoods and along transit corridors.

Relevant Goals and Policies of the Guadalupe Westside Community Plan may include:

- Objective 20.1: Diversity of Housing- Promote a diverse variety of housing stock in the community that sustains all ages and economic groups
 - o 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
 - Objective 20.2: Home Improvement and Maintenance- Improve the quality of the community’s existing housing stock and properties by encouraging investment in maintenance, rehabilitation and infill.
 - o 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots
6. **Size of Tract:** The subject property is 0.0765 acres, which can reasonably 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.