



City of San Antonio

Agenda Memorandum

Agenda Date: February 18, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2025-10700001

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "R-4 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: February 18, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Cruz Martinez Family Living Trust

Applicant: Bexar Engineers & Associates

Representative: Bexar Engineers & Associates

Location: 6916 Pinn Road

Legal Description: Lot P-80, Block 53, NCB 15573

Total Acreage: 2.83 acres

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

Applicable Agencies: Lackland AFB, Planning Department, Public Works Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41422, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: A portion of the property is located within the 100 year Floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6," "C-2"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "R-6," "C-3NA," "C-3R"

Current Land Uses: Single-Family Dwellings, Church, Vacant Land, Repair Service

Direction: East

Current Base Zoning: "R-6," "C-3R," "C-3NA"

Current Land Uses: Single-Family Dwellings, Used Car Dealer, Vacant Land

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land, Single-Family 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:

N/A

Transportation

Thoroughfare: Pinn Road

Existing Character: Local Road

Proposed Changes: Streets, Bridges, and Sidewalk Improvements

Thoroughfare: Elmer Boulevard

Existing Character: Local Road

Proposed Changes: None known.

Thoroughfare: Westlawn Drive

Existing Character: Local Road

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 612.

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 requirements for single-family dwellings is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family Districts permit 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.

Proposed Zoning: “R-4” Residential Single-Family Districts permit single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center and a portion of the subject property is within ½ a mile from the Commerce - Houston 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 West/Southwest Sector Plan, adopted April 2011, and is currently designated as “General urban Tier” in the future land use component of the plan. The requested “R-4” 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-6” Residential Single-Family District, “C-2” Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, and “C-3NA” General Commercial Nonalcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is also appropriate. The subject property abuts and is surrounded by existing “R-6” residential zoning districts. The request would not change the uses currently permitted on the property and would allow a higher density of residences. The proposed zoning is also 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 appear to conflict with any public policy. Relevant Goals and Policies of the West/Southwest Sector Plan may include:
 - **HOU-1:** Housing Stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Plan.
 - **HOU-2:** New housing Developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.
 - **LU-1:** Land Use patter emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

Relevant Goals and Policies of the SA Tomorrow 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 5:** High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

6. **Size of Tract:** The 2.83 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The property is proposed for development of a residential subdivision with lot sizes between 4266.65 square feet and 5417.57 square feet. At 2.83 acres, there could potentially be development of 30 lots. The applicant is proposing 13 lots with the rezoning.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The proposed rezoning maintains the residential base district but is seeking additional density for use as residential dwelling units. 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.