



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2024-10700248

(Associated Plan Amendment Case PA-2024-11600080)

SUMMARY:

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

Requested Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2024.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Triple B Multi-Solutions, LLC

Applicant: Delgado Engineering

Representative: Delgado Engineering

Location: 118 West Lubbock Street

Legal Description: the north 98 feet of Lot 3, the north 98 feet of the west 10 feet of Lot 4, Block 1, NCB 3012

Total Acreage: 0.1575

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Collins Garden

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Lackland AFB

Property Details

Property History: The property is part of the original 36 square miles of City of San Antonio and was zoned “J” Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, converted into the current “I-1” General Industrial District.

Code & Permitting Details:

INV-BLD-INV24-23200921, Building Investigation, Pending Resolution

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”, “I-1”

Current Land Uses: Residential Single-Family, Vacant Lot

Direction: South

Current Base Zoning: NA

Current Land Uses: I-10

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Residential Single-Family, Commercial Building

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Residential Single-Family

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: West Lubbock Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Lamm Street
Existing Character: Local
Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 43, 44, 243

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 Multi-Family is 1.5 per unit and the maximum is 2 per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "I-1" The 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: "MF-33" Multi-Family District allows any uses permitted in MF-33 with a maximum density of 33 units per acre.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 Lone Star Community Plan, adopted in 2013, and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested "MF-33" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Low Density Mixed Use. Staff and Planning Commission recommend Approval.

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 “I-1” General Industrial District is not appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is a more appropriate zoning. The area consists of “R-4” Residential Single-Family and the proposed “MF-33” allows additional housing options for the area. The subject property is in close proximity to IH-10, making it appropriate for more density. 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 not appear to conflict with any public policy. 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.
 - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.Relevant Goals and Objectives of the Lone Star Community Plan may include:
 - LU-1.1: Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1.
 - QL-3: Rehabilitate existing housing stock.
6. **Size of Tract:** The 0.1575-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The subject property is located within the Fort Sam Houston 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 property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 0.1575 acres, there could potentially be development of 5 units.

The purpose of the proposed rezoning is to rebuild a multi-family structure that burned down.

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.

The proposed rezoning 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. Texas Department of Transportation has noted that no access may be allowed onto US Highway 90.