



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 18, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

ZONING CASE Z-2024-10700118

(Associated Plan Amendment Case PA-2024-11600038)

**SUMMARY:**

**Current Zoning:** "FBZ MLOD-2 MLR-2 AHOD" Form Base Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "MF-40 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:** June 18, 2024

**Case Manager:** Bronte Frere

**Property Owner:** San Antonio Housing Trust Public Facility Corporation

**Applicant:** San Antonio Housing Trust Public Facility Corporation

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** Generally located in the 10000 block of South Zarzamora Street

**Legal Description:** 19.68 acres out of CB 4285

**Total Acreage:** 19.68 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 12

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

**Applicable Agencies:** Planning Department, Lackland AFB

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 96558, dated January 4, 2003, and zoned "DR" Development Reserve District. The property was rezoned by Ordinance 98228, dated September 25, 2003, to "UD" Urban Development District. The property was rezoned by Ordinance 2007-12-06-1278, dated December 6, 2007, to "FBZD" Form Based Zoning District.

**Code & Permitting Details:**

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 incursion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "FBZ," "UD," "MF-25"

**Current Land Uses:** Vacant Land, Single-Family House

**Direction:** South

**Current Base Zoning:** "UZROW," "C-2 P"

**Current Land Uses:** Road, Cemetery, Stone Manufacturer

**Direction:** East

**Current Base Zoning:** "MPCD," "C-2 P," "MF-33"

**Current Land Uses:** Apartments, Self Storage, Gas Station

**Direction:** West

**Current Base Zoning:** "R-5"

**Current Land Uses:** Vacant Land

**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:**

The "FBZ" Form Based Zoning District is a special district that includes the compilation of various special transect districts established to encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space for large planned developments. Hamlets, villages and regional centers are compact, pedestrian-oriented and mixed-use with a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings. Lot and building standards including building disposition, building configuration, building function, parking standards, architectural standards, landscape standards and signage standards are governed by development pattern plans, the individual transect districts, and the calibrated transect districts, if applicable.

**Transportation**

**Thoroughfare:** South Zarzamora Street

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

**Proposed Changes:** None known.

**Thoroughfare:** Interstate Loop 410

**Existing Character:** Interstate Highway

**Proposed Changes:** None known.

**Public Transit:** There are no VIA bus routes within a ½ mile of the subject property.

**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 "MF-40" Multi-Family Dwelling is 1.5 spaces per unit and the maximum parking requirement is 2 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** The "FBZ" Form Based Zoning District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

**Proposed Zoning:** The "MF-40" Multi-Family District permits 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.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center, but is within a ½ mile of the Zarzamora Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff Recommends Denial.

**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 Heritage South Sector Plan, adopted September 2010, and is currently designated as “General urban Tier” in the future land use component of the plan. The requested “MF-40” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Mixed Use Center”. Staff recommends Denial. Planning Commission recommends Approval.
2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “FBZ” Form Based Zoning District is an appropriate zoning for the property and surrounding area. The proposed “MF-40” Multi-Family District is not appropriate. The surrounding area is a mix of large lot single-family residential, small lot single-family residential and multi-family residential, but with the highest density at 33 units per acre. Staff considers the proposed 40 units per acre out of character of the surrounding area and better suited for a centrally located area near supporting transportation and commercial facilities. The location does not have access to public bus transportation, which can create significant traffic and congestion issues for the growing area, and very little commercial uses or space to appropriately service the proposed population.
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 public policy objectives:
  - Housing Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types.
  - Housing Goal HOU-2: Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.
6. **Size of Tract:** The 19.68 acre site is not of sufficient size to accommodate the proposed multi-family 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 multifamily uses that shall not exceed 40 units per acre. At 19.68 acres, there could potentially be development of 787 units. The applicant is requesting to build 600 units.

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.