



City of San Antonio

Agenda Memorandum

Agenda Date: May 15, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2025-10700068 S

SUMMARY:

Current Zoning: "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields/Courts - Outdoor Permitted

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: ROW at NW II, LLC

Applicant: ROW at NW II, LLC

Representative: Trey Jacobson, Momentum Advisory Services LLC

Location: 3363 Northwestern Drive

Legal Description: Lot 2, Block 2, NCB 16931

Total Acreage: 4.772 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: NA

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Planning Department, Lackland Air Force Base, Public Works Department, Parks Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 52456, dated August 19, 1980, zoned "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "B-3" Business District converted into "C-3" General Commercial District. The property was rezoned by Ordinance 2021-03-04-0161, dated March 4, 2021, to "MF-25" Low Density Multi-Family District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: A northern portion property is partially within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3, R-6, MF-25

Current Land Uses: Vacant Land, Medical Billing Service, Apartment Building

Direction: South

Current Base Zoning: C-3, PUD

Current Land Uses: Banquet Hall, Multi-Family, Vacant Land

Direction: East

Current Base Zoning: C-3

Current Land Uses: Car wash, Bridal Shop, Toy Store, Ophthalmologist, Shopping Mall

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Land

Overlay District Information:

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.

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.

Special District Information:

N/A

Transportation

Thoroughfare: Northwestern Drive

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 534

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 athletics fields – outdoor permitted is 1 space per 6 seats or 1 per 30 sf GFA if no permanent seats and the maximum parking requirement is 1 space per 4 seats or 1 per 50 sf of GFA if no permanent seats.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-25" Low Density Multi-Family District allows any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

Proposed Zoning: "C-2 S" 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.

The "S" Specific Use Authorization is for Athletic Fields/Courts – Outdoor Permitted.

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 is within ½ a mile from the BRT Premium Transit Corridors.

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 West/Southwest Sector Plan, adopted December 2011, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2 S” 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 “C-3” General Commercial District.
3. **Suitability as Presently Zoned:** The existing “MF-25” Low Density Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization is for Athletic Fields/Courts – Outdoor Permitted is also appropriate. The subject property is abutting existing “C-3” General Commercial District zoned properties with comparable commercial uses. The Specific Use Authorization requires a prescribed site plan that cannot be changed without additional Council consideration.
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 West/Southwest Sector Plan may include:
 - ED-2.1: Revitalize existing older commercial nodes and corridors through existing economic and reinvestment programs, such as, but not limited to, Neighborhood Commercial Revitalization, Tax Increment Financing (TIF), and Corridor Overlay Districts
 - ED-2.3: Design commercial nodes as town centers to promote the mix of activities for live, work, and play.Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - **JEC Goal 1:** Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
 - **JEC Goal 2:** Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
 - **JEC Goal 3:** San Antonio’s skilled and educated workforce supports the city’s traditional and emerging growth industries.
6. **Size of Tract:** The 4.772-acre site is of sufficient size to accommodate the proposed commercial development.

- 7. Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

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 applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.