



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** July 16, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Department Head

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**  
ZONING CASE Z-2024-10700107 CD

**SUMMARY:**

**Current Zoning:** "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 16, 2024

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** JTPG Properties, LLC

**Applicant:** Government Relations Group of TX

**Representative:** Government Relations Group of TX

**Location:** 4202 Willard Drive

**Legal Description:** Lot 92, Block B, NCB 11513

**Total Acreage:** 0.5834

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** University Park Neighborhood Association and Woodlawn Hills Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base, Planning Department

**Property Details**

**Property History:** Subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and zoned "A" Single-Family Residence District. Under the 2001 Unified Development code, established by Ordinance 93881, dated May 3, 2001, the property zoned "A" Single-Family Residence District converted to the current "R-5" Residential Single-Family 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:** R-5

**Current Land Uses:** Single-Family Residential

**Direction:** South

**Current Base Zoning:** MF-33

**Current Land Uses:** Multi-Family Residential Development

**Direction:** East

**Current Base Zoning:** IDZ-3 with uses permitted for C-3

**Current Land Uses:** Commercial Strip Center

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family Residential

**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:** Willard Drive

**Existing Character:** Local

**Proposed Changes:** None known.

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

Routes Served: 88, 288

**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:** There are no minimum or maximum parking requirements for a Noncommercial Use Parking Lot.

**Thoroughfare:** Willard Drive

**Existing Character:** Local

**Proposed Changes:** None known.

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

Routes Served: 88, 288

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**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None

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

Subject property is not located within a Regional Center, but is within ½ a mile of the Bandera Metro Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation: X**

**Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.**

1. **Consistency: X**
2. **Adverse Impacts on Neighboring Lands: X**
3. **Suitability as Presently Zoned: X**
4. **Health, Safety and Welfare: X**
5. **Public Policy: X**
6. **Size of Tract: X**
7. **Other Factors X**