



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 16, 2024

In Control: Zoning Commission Meeting

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.

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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**