



City of San Antonio

Agenda Memorandum

Agenda Date: July 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2024-10700129

(Associated Plan Amendment Case PA-2024-11600041)

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "MXD MLOD-2 MLR-1 AHOD" Mixed-Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a maximum density of 30 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2024

Case Manager: Bronte Frere

Property Owner: Pradeep Yamsani & Pavan Manchiganta

Applicant: Pradeep Yamsani

Representative: Killen, Griffin & Farrimond, PLLC

Location: 7702 Southwest Loop 410

Legal Description: Lot 43, Block 139, NCB 1522

Total Acreage: 5.082 acres

Notices Mailed

Owners of Property within 200 feet: 60

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland, TxDOT

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41420, dated December 26, 1972, and zoned Temporary "R-1" Single-Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" 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 Dwellings

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: "R-5," "R-6"

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: "UZROW"

Current Land Uses: Interstate Highway Access Road and Interstate Highway

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 “MXD” Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to “MXD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation

Thoroughfare: Interstate Loop 410 Access Road

Existing Character: Highway Access Road

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 attached apartments with maximum density of 50 dwellings per gross acre is 1 space per unit and the maximum parking requirement is 1.9 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: The “R-6” Residential Single Family District permits Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: The “MXD” Mixed Use Development District is to provide a concentrated mix of residential, retail, service, and office uses. The proposed zoning change would allow a maximum density of 30 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Highway 151 and Loop 1604 Regional Center but not within ½ a mile of a 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 Port San Antonio Area Regional Center Plan, adopted December 2021, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “MXD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Urban Mixed Use”. 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 “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MXD” Mixed Use Development District with a maximum density of 30 units per acre is not appropriate. The surrounding area on three sides consists of established single-family neighborhoods. Introducing commercial use and increased density of thirty (30) units per acre of multi-family development is inconsistent and would negatively impact the existing homes.
4. **Health, Safety and Welfare:** Staff has 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. Relevant goals and policies of the Port San Antonio Area Regional Center Plan may include:
 - Land Use Strategy 1: In existing neighborhoods, require future redevelopment and changes in property uses to compliment existing residences, in terms of density, heights, and setbacks.
 - Land Use Strategy 2: Review current property zoning to ensure that zoning within existing, established neighborhoods is consistent with the adopted land use. Protect the integrity of existing, established neighborhoods by ensuring that properties in those neighborhoods are zoned for residential use, at a scale that is consistent with neighboring uses, and rezone where there are inconsistencies between zoning and the future land use designation.
6. **Size of Tract:** The 5.082 acre site is of sufficient size to accommodate the proposed light commercial and multi-family development.
7. **Other Factors:** The applicant is requesting to change the zoning of the subject property to allow for “MXD” mixed commercial and residential uses, with a maximum density of 30 units per acre. At 5.082 acres, there could potentially be development of 152 units. The property is currently vacant land.

One access may be allowed along IH 410. TxDOT coordination would be required.

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

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.