



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** June 18, 2024

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

ZONING CASE Z-2024-10700118

**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

**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:** XX**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:** XX**Current Land Uses:** XX**Direction:** South**Current Base Zoning:** XX**Current Land Uses:** XX**Direction:** East**Current Base Zoning:** XX**Current Land Uses:** XX**Direction:** West**Current Base Zoning:** XX**Current Land Uses:** XX**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:**

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: 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: 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:**

XX

**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:** XX
2. **Adverse Impacts on Neighboring Lands:** XX
3. **Suitability as Presently Zoned:** XX
4. **Health, Safety and Welfare:** XX
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:** XX
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, JB SA 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.