



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2025-10700111

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "PUD MF-33 AHOD" Planned Unit Development Multi-Family Airport Hazard Overlay District and "PUD MF-33 MLOD-2 MLR-2 AHOD" Planned Unit Development Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: K7 Ashley Developers LLC

Applicant: Tyler Schlinke

Representative: Killen, Griffin & Farrimond, PLLC

Location: generally located in the 300 block of East Ashley Road

Legal Description: Lot P-13F, NCB 11156

Total Acreage: 15.345 acres

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Harlandale – McCullum Neighborhood Association

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

Applicable Agencies: Aviation Department, Planning Department, Public Works

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and zoned “B” Residence District. The property was rezoned by Ordinance 48837, dated December 15, 1977, to “R-3” Multiple-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “R-3” Multiple-Family Residence District converted to the current “MF-33” Multi-Family District.

Code & Permitting Details:

There is no code enforcement of permitting history for the subject property.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33”

Current Land Uses: Vacant Land, Single-Family Dwellings

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: “MF-33”

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Single-Family Dwellings

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 Planned Unit Development special district provides flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. A site plan is required for a rezoning to "PUD" 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 plat and building permit.

Transportation

Thoroughfare: Ashley Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known.

Thoroughfare: Walhalla Road

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 43, 243.

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 for multi-family dwellings is 1.5 spaces per unit and the maximum parking requirement is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

Proposed Zoning: "PUD" Planned Unit Development District are to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

“MF-33” Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

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 not within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Stinson Airport Vicinity Land Use Plan, adopted April 2009, and is currently designated as “High-Density Residential” in the future land use component of the plan. The requested “PUD MF-33” 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 “MF-33” Multi-Family District and “R-4” Single-Family Residential District.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “PUD MF-33” Planned Unit Development Multi-Family District is also appropriate. The subject property is located within proximity to existing residential base zoning districts for single-family and multi-family development. The request would not allow an increase in density than what is currently permitted but allow the developer to better utilize the subject property since a significant portion is within the flood zone. The proposed zoning is also consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing population at all income levels.
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 SA Tomorrow Comprehensive Plan may include:
 - **H Goal 2:** A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

- **H Goal 5:** High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.
- **H Goal 6:** Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

Relevant Goals and Policies of the Stinson Airport Vicinity Land Use Plan may include:

- **Objective 1.1:** Protect integrity of existing residential neighborhoods.
- **Objective 1.2:** Discourage developments of incompatible uses on vacant land.

6. **Size of Tract:** The 15.345-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The subject site is inundated by a Zone AE FEMA floodplain. Any improvements within the floodplain is prohibited without first communicating with Public Works Department. A flood study and/or /or a Conditional Letter of Map Revision (CLOMR) will be required at time of platting. Please coordinate with PWD prior to starting the platting process.

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 change of zoning request is to allow for a planned unit development of 69 lots on the subject property. Planned Unit Developments (PUD) have a required 20-foot perimeter buffer.

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