



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 6

SUBJECT:
ZONING CASE Z-2025-10700108

SUMMARY:

Current Zoning: "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of fifty (50) dwelling units per acre

Requested Zoning: "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of fifty (50) dwelling units per acre with a Major Site Plan Amendment to increase the total business park acreage within the "MXD" greater than ten (10) percent

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: KEM Texas Ltd.

Applicant: Escalera Capital

Representative: Ortiz McKnight, PLLC

Location: generally located in the 500 block of Richland Hills Drive

Legal Description: P-26A, NCB 15329

Total Acreage: 10.058 acres

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: N/A

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

Applicable Agencies: Lackland AFB, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 62547, dated May 11, 1986, and zoned “R-1” Temporary Single-Family Residence District. The property was rezoned by Ordinance 71278, dated March 22, 1998, to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2” Business District converted to “C-2” Commercial District. The property was rezoned by Ordinance 2007-08-02-0840, dated August 8, 2007, to “C-3 NA” General Commercial Nonalcoholic Sales District. The property was rezoned by Ordinance 2023-05-18-0362, dated May 18, 2023, to the current “MXD” Mixed Use District with a maximum density of fifty (50) units per acre.

Code & Permitting Details:

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

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3NA”

Current Land Uses: Charter School

Direction: South

Current Base Zoning: “I-1,” “MF-33”

Current Land Uses: Distribution Service

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Multi-Family Dwellings

Direction: West

Current Base Zoning: “C-3NA”

Current Land Uses: Office Park

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 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: Richland Hills Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Ingram Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Midhurst Avenue

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 64, 620.

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 warehousing is 1 space per 2,000 sf GFA and the maximum parking requirement is 1 space per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "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.

Proposed Zoning: "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.

The applicant is requesting a Major Site Plan Amendment to increase “Business Park” acreage on the property.

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 West/Southwest Sector Plan, adopted April 21, 2011, and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “MXD” 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 “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “I-1” General Industrial District, and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “MXD” Mixed Use District with a maximum density of fifty (50) units per acre is an appropriate zoning for the property and surrounding area. The applicant is submitting for a Major Site Plan Amendment to increase the commercial/business park acreage within the MXD boundaries from approximately 5 acres to 9.558 acres, a 190% increase. There are existing commercial and industrial uses including warehousing, office parks and distribution centers within proximity, making the amendment for the increase in business park acreage consistent with established land use.
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 West/Southwest Sector Plan may include:
 - **Goal ED-1:** The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.

- **Goal ED-2:** Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activated with a mix of uses and employment opportunities.
 - **Goal ED-3:** The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.
 - **Goal HOU-1:** Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
6. **Size of Tract:** The 10.058-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The change of zoning request is to allow a Major Site Plan Amendment to increase the total business park acreage within the "MXD" greater than ten (10) percent.

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