



City of San Antonio

Agenda Memorandum

Agenda Date: August 20, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700122 CD

SUMMARY:

Current Zoning: "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

Requested Zoning: "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office with a Major Site Plan Amendment for an increase in overall building square footage and impervious coverage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 20, 2024. This was continued from August 6, 2024.

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Fort Uno LLC

Applicant: Pape-Dawson Engineers

Representative: Paul Curran

Location: 2876 Nacogdoches Road

Legal Description: Lot 9, Block A, NCB 12108

Total Acreage: 5.801 acres

Notices Mailed

Owners of Property within 200 feet: 61

Registered Neighborhood Associations within 200 feet: Forest Oak Neighborhood Association

Applicable Agencies: Office of Historical Preservation, San Antonio International Airport, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and was originally zoned “A” Single Family Residence District. The property was rezoned by Ordinance 66918, dated April 7, 1988, to “R-1” Single Family Residence District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned “R-1” Single Family Residence District converted to “R-6” Residential Single-Family District. The property was rezoned by Ordinance 101904, dated December 15, 2005, to “PUD MF-25” Planned Unit Development Multi-Family District not to exceed 26 units. The property was rezoned by Ordinance 2016-01-28-0061, dated January 28, 2016, to the current “MF-25 CD” Low Density Multi-Family with a Conditional Use for a Professional Office.

Code & Permitting Details:

Commercial Project Application (COM-PRJ-APP23-39802760) November 2023

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”, R-4”, “MF-33”

Current Land Uses: Church, Single Family Dwelling, Condominiums

Direction: East

Current Base Zoning: “R-6”, “R-20”

Current Land Uses: Church, Single Family Dwellings

Direction: South

Current Base Zoning: “R-20”, “NP-8”

Current Land Uses: Single Family Dwellings

Direction: West

Current Base Zoning: “NP-8”, “R-6”

Current Land Uses: Single Family Dwellings

Overlay District Information:

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:

None

Transportation

Thoroughfare: Nacogdoches Road

Existing Character: Minor Secondary Arterial A

Proposed Changes: None

Thoroughfare: Lovelace Boulevard

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Routes Served: None

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 Professional Office is 1 space per 300 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "MF-25 CD" Low Density Multi-Family District allows any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

The "CD" Conditional Use allows for a Professional Office.

Proposed Zoning: "MF-25 CD" Low Density Multi-Family District allows any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

The "CD" Conditional Use allows for a Professional Office, but the rezoning is for a Major Site Plan Amendment to increase overall building square footage and impervious coverage.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or 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 San Antonio International Airport Vicinity Land Use Plan, adopted in May 2010, and is currently designated as "Mixed Use" in the future land use component of the plan. The requested "MF-25" 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.
3. **Suitability as Presently Zoned:** The existing "MF-25 CD" Low Density Multi-Family District with a Conditional Use for a Professional Office is an appropriate zoning for the property and the surrounding area. The proposed "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office with a Major Site Plan Amendment to increase overall building square footage is also appropriate. The applicant is requesting an additional 25 parking spaces, and replacing an existing structure with a larger structure, adding 2,900 square feet. Staff finds the 5.801-acres property can reasonably accommodate the additional parking and building square footage while keeping a residential appearance to complement the surrounding neighborhood.
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 Comprehensive Plan may include:
 - GCF Goal 1 – Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
 - GCF P1 – Incentivize the development of housing and employment uses in the city’s priority growth areas.

Relevant goals and objectives of the San Antonio International Airport Vicinity land Use Plan may include:

- Goal I: Protect the quality of life of residents including health, safety, and welfare
- Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours
- Goal II: Encourage economic growth that enhances airport operations and surrounding development.
- Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.
- Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts.

6. **Size of Tract:** The subject property is 5.801 acres, which can reasonably accommodate the existing development and proposed increased building square footage.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning for a Major Site Plan Amendment to increase overall building square footage and adding impervious coverage.

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

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.