



City of San Antonio

Agenda Memorandum

Agenda Date: July 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2022-10700166

(Associated Plan Amendment PA-2022-11600059)

SUMMARY:

Current Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: DCI Developers LLC

Applicant: DCI Developers LLC

Representative: Killen, Griffin, and Farrimond

Location: Generally located in the 10000 Block of Ingram Road

Legal Description: Lot 3, Block 28, NCB 15849

Total Acreage: 12.634 Acres

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: El Sendero Homeowners Association

Applicable Agencies: Lackland Airfield Base, Planning Department

Property Details

Property History:

The subject property is currently split zoned "C-3" General Commercial District and "I-1" General Industrial District. The property was annexed into the City of San Antonio by Ordinance 70435 dated December 30, 1989, and originally zoned Temporary "R-1" Single-Family Residence District. Ordinance 71278, dated March 22, 1990 rezoned the property, with a portion of the property rezoned to "B-3" Business District, and a portion of the property rezoned to "I-1" Light Industry District. With adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the portion of the property zoned "B-3" Business District converted to the current "C-3" General Commercial District, and the portion of the property zoned "I-1" Light Industry District converted to the current "I-1" Industrial District.

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: "MPCD"

Current Land Uses: Multi-Family Residential Dwelling

Direction: South

Current Base Zoning: "MF-18"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

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.

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.

Special District Information: None.

Transportation

Thoroughfare: Lakeside Parkway

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Ingram Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 618

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 a multifamily dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3" General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

"I-1" General Industrial districts accommodate areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: “MF-33” Multi-Family districts allow multi-family development to a maximum density of 33 units per acre

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not in proximity to a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 and is currently designated as “Suburban Tier” and “Natural Tier” in the future land use component of the plan. The requested “MF-33” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “General Urban Tier”. Staff recommends Approval. The Planning Commission recommendation is pending the July 13, 2022 hearing.
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. There is “MPCD” Master Planned Community Development District to the north, “C-3” General Commercial and “I-1” General Industrial to the west and “R-5” Residential Single-Family to the east and south. The proposed “MF-33” Multi-Family District will complement the area and allow an alternative housing option.
3. **Suitability as Presently Zoned:** The current “C-3” General Commercial District can be appropriate for the area, by providing goods and services. The “I-1” Industrial District is not appropriate and is too intense for the area. If the “I-1” General Industrial zoning remains it would not be compatible with the surrounding single-family residential development pattern. The proposed “MF-33” Multi-Family District is much more appropriate. Additionally, the property is located at the intersection of two local streets, making it an ideal location for multi-family residential development.
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 objectives of the West/Southwest Sector Plan, which support diverse housing types and density.

Strategy HOU-1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

Goal HOU-2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

Strategy HOU-2.3: Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

Strategy HOU-2.4: Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

6. **Size of Tract:** The subject property is 12.634 Acres, which can reasonably accommodate residential development.
7. **Other Factors:** The applicant intends to rezone to “MF-33” to develop multi-family apartments with a density of 33 units per acre. Given the acreage of the property, the the calculated density is approximately 415 units.

The subject property is located within the Lackland Airfield Base 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.