



City of San Antonio

Agenda Memorandum

Agenda Date: January 17, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2022-10700337

(Associated Plan Amendment PA-2022-11600118)

SUMMARY:

Current Zoning: "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Self Service Storage

Requested Zoning: "MF-33 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: January 17, 2023

Case Manager: Camryn Blackmon, Planner

Property Owner: GreenGate Village, LP

Applicant: IMPACT Developers

Representative: Killen, Griffin & Farrimond, PLLC

Location: 2010 West Loop 1604

Legal Description: 3.253 acres out of NCB 17647

Total Acreage: 3.253

Notices Mailed**Owners of Property within 200 feet:** 19**Registered Neighborhood Associations within 200 feet:** Oak Creek Community Association**Applicable Agencies:** Texas Department of Transportation and Lackland Airfield**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 92902, dated December 13, 2000, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 93430, dated February 8, 2001, 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 the current "C-2" Commercial District. The property was rezoned by Ordinance 2014-05-15-0357, dated March 13, 2014, to "C-2 CD" Commercial District with a conditional use for self-service storage.

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:** C-2**Current Land Uses:** Vacant Lot**Direction:** East**Current Base Zoning:** C-2NA**Current Land Uses:** Vacant Lot**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** L**Current Land Uses:** Vacant Lot**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:

None.

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Reed Road

Existing Character: None

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 64 and 620

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 multi-family development at a maximum density of 33 units per acre is 1 per unit. The maximum parking requirement for multi-family development at a maximum density of 33 units per acre is 1.5 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: "MF-33" Multi-Family District allows multi-family development to a density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Highway 151 and Loop 1604 Area Regional Center and is within ½ a mile from the Far West 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 Highway 151 and Loop 1604 Area Regional Center Plan and is currently designated as “Community Commercial” 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 “Medium Density Residential”. Staff and Planning Commission recommend Approval.
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 "C-2 CD" Commercial District with a Conditional Use for Self Service Storage is an appropriate zoning for the property and surrounding area. The requested “MF-33” Multi-Family base zoning district is more appropriate for the size of the property and is in proximity to schools, employment, and transportation options. Additionally, the request for multi-Family residential development provides an additional housing type for the area that aligns with the goals and objectives of the Strategic Housing Implementation Plan.
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 objective of Highway 151 and Loop 1604 Area Regional Center Plan. Relevant Goals and Policies of the Comprehensive Plan may include:
Goal 5: Provide a diverse array of housing options for all stages of a resident’s life.
Housing:
 - Strategy 1.1 (Regulatory and Policy, Partnerships) Work with vacant property owners and developers to integrate multi-family developments into larger mixed-use projects or areas. Require projects to orient to streets and pedestrian paths and provide connections to adjacent and nearby commercial areas.
 - Strategy 1.2 (Regulatory and Policy, Partnerships) Promote higher density multi-family housing in a mixed-use environment near VIA Metropolitan Transit bus infrastructure to support transit-oriented development.
6. **Size of Tract:** The 3.253 acre site is of sufficient size to accommodate the proposed multi-family development.
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, JBSA 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 33 units per acre. At 3.253 acres, there could potentially be development of 107 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.