



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 2, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Zoning Case Z-2022-10700342

**SUMMARY:**

**Current Zoning:** "MR AHOD" Military Reservation Airport Hazard Overlay District

**Requested Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 7, 2023

**Case Manager:** Adolfo Gonzalez, Planner

**Property Owner:** Brooks Development Authority

**Applicant:** Bitterblue, Inc.

**Representative:** Brown & Ortiz, PC

**Location:** 8219 Lindbergh Landing

**Legal Description:** 13.920 acres out of NCB 10879

**Total Acreage:** 13.920

**Notices Mailed****Owners of Property within 200 feet:** 7**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** None**Property Details****Property History:** The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "MR" Military Reservation District.**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:** "MR"**Current Land Uses:** Vacant Property**Direction:** East**Current Base Zoning:** "C-3"**Current Land Uses:** Solar Energy Manufacturing**Direction:** South**Current Base Zoning:** "MR"**Current Land Uses:** Vacant Property**Direction:** West**Current Base Zoning:** "MR"**Current Land Uses:** Vacant Property**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:** Lindbergh Landing**Existing Character:** Local**Proposed Changes:** None known.**Thoroughfare:** Inner Circle Drive**Existing Character:** Local**Proposed Changes:** None known.

**Public Transit:** There are VIA bus routes within walking distance of the subject property.  
**Routes Served:** 32, 34, 36

**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 requirements for a multifamily dwelling is 1.5 spaces per unit. The maximum parking requirements for multifamily dwelling is 2 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "MR" Military Reservation Districts are used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 211.013, the city's zoning regulations do not apply to buildings, other structures, or land under the control, administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency.

Proposed Zoning: "MF-33" Multi-Family Districts allows uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located with the Brooks Regional Center and within ½ a mile from the Metro Premium Plus Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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 Brooks Area Regional Center Plan and is currently designated as "Regional Mixed Use" in the future land use component of the plan. The requested "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.

3. **Suitability as Presently Zoned:** The existing "MR" Military Reserve District is an appropriate zoning for the property and surrounding area. The proposed "MF-33" Multi-Family District is also an appropriate zoning for the property and surrounding area. The proposed zoning request is to permit the construction of an estimated 400 units within the 13.922-acre vacant lot. Properties within the "Regional Mixed Use" land use classification contain either residential, commercial, or institutional uses at high densities. Given the property is currently vacant and is within close proximity of multi-family development in a "MF-33" base zoning district, the proposed request will not have an adverse impact on the character of the area.
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 Brooks Area Regional Center Plan:

Housing Recommendation #2: Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels.

Land Use Recommendation #3: Evaluate, and update as needed, zoning and development regulations that impede implementation of Brooks Area Regional Center Plan land uses and desired urban form.

Strategy 3.1: Develop new, mixed-use zoning districts tailored to implementing the mixed-use land use categories adopted into the UDC, including Neighborhood Mixed-Use; Urban Mixed-Use; Regional Mixed-Use; Employment/Flex Mixed-Use; and Business/Innovation Mixed-Use.

Focus Area Recommendation #1: Create mixed-use community destinations that increase residential, employment and recreational opportunities throughout the Brooks Area Regional Center.

Strategy 1.1: Apply mixed-use land use designations in focus areas to ensure residential, commercial, and recreation uses will be developed in close proximity to one another.

6. **Size of Tract:** The 13.920 acre site is of sufficient size to accommodate the proposed multi-family development.
7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 13.920 acres, there could potentially be development of 459 units.