



City of San Antonio

Agenda Memorandum

Agenda Date: March 2, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
Zoning Case Z-2022-10700323

SUMMARY:
Current Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial 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: December 20, 2022

Case Manager: Camryn Blackmon, Planner

Property Owner: VPH Properties, Ltd.

Applicant: Lincoln Capital Acquisition, LLC

Representative: Killen, Griffin and Farrimond, PLLC

Location: Generally located at 5000 block of Old Pearsall Road

Legal Description: Lot P-37J, NCB 15269

Total Acreage: 10.96 Acres

Notices Mailed

Owners of Property within 200 feet: 51

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Applicable Agencies: Lackland Airfield

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41419, dated December 25, 1972, and zoned “R-1” Temporary Single-Family Residence District. The property was rezoned by Ordinance 44107, dated July 25, 1974, to “B-3” Business District. The property was rezoned by Ordinance 93213, dated January 11, 2001, to “R-1a” Single-Family Residence District and “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1a” Single-Family Residence District converted to the current “NP-8” Neighborhood Preservation District and “B-2” Business District converted to the current “C-2” Commercial District. A portion of the property was rezoned by Ordinance 96339 dated September 12, 2002, to “R-6” Residential Single-Family 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: R-6

Current Land Uses: Residential Subdivision

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant

Direction: South

Current Base Zoning: C-3R

Current Land Uses: School

Direction: West

Current Base Zoning: C-2

Current Land Uses: Medical Offices

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: Old Pearsall Road

Existing Character: Secondary Arterial A

Proposed Changes: None known

Thoroughfare: Elm Valley

Existing Character: None

Proposed Changes: None Known

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

Routes Served: 614

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

A TIA Report will be Required.

Parking Information: The minimum parking requirement is 1 per unit and maximum parking requirement is 1.9 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial Districts accommodate 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" Multifamily District allows any 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 Port San Antonio Regional Center and within ½ a mile from the Southwest Premium 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 Port San Antonio Area Regional Center Plan and is currently designated as Urban Mixed Use in the future land use component of the plan. The requested “MF-33” multi-family 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 “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also appropriate. 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 the 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 the Port San Antonio Area Regional Center Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

Housing Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

6. **Size of Tract:** The 10.943-acre site is of sufficient size to accommodate the proposed residential development.

7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 10.96 acres, there could potentially be development of 361 units.