



City of San Antonio

Agenda Memorandum

Agenda Date: July 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Zoning Case Z-2023-10700128 (Associated Plan Amendment PA-2023-11600031)

SUMMARY:

Current Zoning: "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 18, 2023

Case Manager: Adolfo Gonzalez

Property Owner: Manuel Gavarrete

Applicant: Manuel Gavarrete

Representative: David Young

Location: 1831 Quintana Road

Legal Description: the south 50 feet of Lot 47, NCB 11304

Total Acreage: 0.3076

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Applicable Agencies: Lackland Airforce Base, 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 zoned "LL" First Manufacturing District. Ordinance 47762 dated March 17, 1977 rezoned the property to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "'I-1" Light Industry District converted to the current "I-1" General Industrial 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:

Current Land Uses: Factory

Direction: East

Current Base Zoning:

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning:

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning:

Current Land Uses: Residential Dwelling

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: Quintana Road

Existing Character: Secondary Arterial B

Proposed Changes: None known.

Thoroughfare: Fay Ave.
Existing Character: Local
Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 251, 524

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 multifamily dwelling is 1.5 spaces per unit. The maximum parking requirement for multifamily dwelling is 2.0 spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: The general industrial district accommodates 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: 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:

The subject property is not located within a Regional Center and within ½ a mile from the General McMullen-Babcock 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 Kelly/South San PUEBLO Community 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 "Mixed Use". Staff and Planning Commission recommendation is pending.

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 a mix of residential, commercial and multi-family within the block.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed "MF-33" Multifamily District is an appropriate zoning for the property and surrounding area. The subject property currently contains two duplex dwelling structures that the applicant intends on renovating. The subject property abuts other properties zoned "MF-33" that also contain multiple dwelling structures. The block has majority single-family and low-density residential uses. The proposed change would align with the existing uses and density and would be more compatible with the area than the "I-1" base zoning district.
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. Relevant Goals and Policies of the Comprehensive Plan may include: GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods. GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate. H 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. H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities. H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects. Relevant Goals, Objectives and Action Steps of the Kelly South San Pueblo Community Plan may include: Goal 1 Housing - Improve the quality, appearance, and variety of existing and new housing for people of all ages while increasing home ownership and investment in the area. Objective 1.2 Diversity of Housing - Provide a variety of housing types that sustain all ages and economic groups. Action Step 1.2.1- Encourage a variety of housing sizes and prices that facilitates connection between people. Retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings are desired.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
- H 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.

- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

Relevant Goals, Objectives and Action Steps of the Kelly South San Pueblo Community Plan may include:

- Goal 1 Housing - Improve the quality, appearance, and variety of existing and new housing for people of all ages while increasing home ownership and investment in the area.
- Objective 1.2 Diversity of Housing - Provide a variety of housing types that sustain all ages and economic groups.
- Action Step 1.2.1- Encourage a variety of housing sizes and prices that facilitates connection between people. Retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings are desired.

6. Size of Tract: The 0.3076 acre site is of sufficient size to accommodate the proposed multifamily development.

7. Other Factors The applicant intends on renovating two existing duplexes (4 units).

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.