



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-2023-10700151

SUMMARY:

Current Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Meyer Miller Developers, LLC

Applicant: Meyer Miller Developers, LLC

Representative: P. W. Christensen, P. C.

Location: 3034 West Salinas Street

Legal Description: Lots 1, 2, 12 and 13, Block 11, NCB 2250

Total Acreage: 0.2827

Notices Mailed

Owners of Property within 200 feet: 55

Registered Neighborhood Associations within 200 feet: Prospect Hill

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "C" Apartment District and "G" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "C" Apartment District converted to the current "MF-33" Multi-Family District and the property zoned "G" Local Retail District converted to the current "C-2" Commercial 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-3 IDZ CD for 3 Dwelling Units, C-2

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: C-2, MF-33

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: C-2, MF-33

Current Land Uses: Single-Family Residential

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:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: West Salinas Street

Thoroughfare: West Salinas Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: North Murry Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Huntington

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 77, 103, 277

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 dwellings is 1.5 spaces per unit, and the maximum is 2 spaces per unit.

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: North Murry Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Huntington

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 77, 103, 277

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 dwellings is 1.5 spaces per unit, and the maximum is 2 spaces per unit.

“IDZ-2” waives the minimum parking requirement by 50%.

ISSUE:

None

ALTERNATIVES:

Current Zoning: C-2 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. 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.

“MF-33” Multi-Family 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

Proposed Zoning: Allows rezoning requests up to 50 units per acre, and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed “IDZ-2” would allow eight (8) dwelling units.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center, but within ½ a mile from the Zarzamora and Commerce-Houston Premium Transit Corridors

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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.

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/ is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing "MF-33" Multi-Family District and "C-2" Commercial District are appropriate zonings for the property and surrounding area. The proposed "IDZ-2" Medium Intensity Infill Development Zone for uses permitted for eight (8) dwelling units is also an appropriate zoning for the property and surrounding area. The section zoned commercial is located at an intersection of two local streets to foster neighborhood commercial uses for the surrounding residential development. But with construction of single-family residences for the entire area, the current residences on adjacent corner lots are nonconforming, and have set an established pattern of residential use. The proposed use for mixed residential would seamlessly integrate with the neighborhood, while providing additional housing supply to align with goals of the Strategic Housing Implementation Plan (SHIP).
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.
 - 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 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
 - 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.
 - H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.
6. **Size of Tract:** The 0.2827 acre site is of sufficient size to accommodate the proposed residential 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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses, proposing eight (8) dwelling units.