



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 15, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Zoning Case Z-2023-10700156 (Associated Plan Amendment PA-2023-11600047)

**SUMMARY:**

**Current Zoning:** "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "O-2" High-Rise Office Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 15, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Urbano San Roman

**Applicant:** Kokopelli Development Team LLC

**Representative:** Kokopelli Development Team LLC

**Location:** 5315 Blanco Road

**Legal Description:** 0.950 acres out of NCB 10353

**Total Acreage:** 0.950 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** North Central and North Shearer Hills

**Applicable Agencies:** Planning Department and San Antonio International Airport

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 16300, dated October 17, 1951, and zoned "E" Office District and "B" Residence District. A portion of the property was rezoned by Ordinance 59382, dated September 13, 1984, to "B-2" Business District. The portion of the property was rezoned by Ordinance 61906, dated November 25, 1985, to "B-3NA" Non-Alcoholic Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3NA" Non-Alcoholic Business District and "E" Office District converted to the current "C-3NA" General Commercial Nonalcoholic Sales District and "O-2" High-Rise Office 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:** "C-2" and "O-2"

**Current Land Uses:** Church

**Direction:** East

**Current Base Zoning:** "R-5" and "C-3 R"

**Current Land Uses:** School

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Restaurant and Convenience Store

**Direction:** West

**Current Base Zoning:**

**Current Land Uses:** Apartments

**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:** Blanco Road

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial B  
**Proposed Changes:** None Known

**Thoroughfare:** Dresden Drive  
**Existing Character:** None  
**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the property.  
**Routes Served:** 2, 202, 651

**Traffic Impact:** \*\*The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report is Not Required

**Parking Information:** The minimum parking requirement for twelve (12) unit dwelling is 1 per unit. The maximum parking requirement for twelve (12) unit dwelling is 2 per unit.

**Existing Character:** Secondary Arterial B  
**Proposed Changes:** None Known

**Thoroughfare:** Dresden Drive  
**Existing Character:** Local  
**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the property.  
**Routes Served:** 2, 202, 651

**Traffic Impact:** \*\*The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report is Not Required

**Parking Information:** The minimum parking requirement for Dwelling – Multi-Family is 1.5 per unit. The maximum parking requirement for Dwelling – Multi-Family is 2 per unit.

**ISSUE:**  
None.

**ALTERNATIVES:**

Current Zoning: C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited. O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be

provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

“O-2” High-Rise Office Districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65-foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

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 the Regional Center but is within ½ a mile from the San Pedro 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 Greater Dellview Area Community Plan and is currently designated as “Medium Density Residential and “Public Institutional” 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 “High Density Residential.” Staff recommends Approval, pending Planning Commission recommendation.
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-3NA” General Commercial Nonalcoholic Sales District and “O-2” High-Rise Office District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is more appropriate for the size of the property and is in proximity to schools, employment, and transportation options. The proposed rezoning is to allow for fourplex apartments on the property. The request aligns with the existing development pattern of the area. This is also consistent with the goals of the Strategic Housing Implementation Plan for diverse housing options for all income levels.

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 P18: Encourage housing to be built with, near or adjacent to retail uses.
- H P28: Explore commercial and industrial areas in the core of the city for conversion to residential or mixed use.

**Relevant Goals, Objectives and Action Steps of the Greater Dellview Area Community Plan may include:**

- Goal 5: Housing - Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area
  - Objective 5.1: Housing Quality and Quantity - Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock.
  - Action Step 5.1.1 Encourage renovations and upgrades of private property that add value and improve the aesthetics of the neighborhood.
  - Step 5.1.5 Encourage and facilitate the development of quality infill housing where appropriate.
  - Objective 5.2: Housing Design Standards and Certainty - Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development
6. **Size of Tract:** The 0.950-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 0.950 acres, there could potentially be development of 31 units. The applicant requests to build 12 units.

