



City of San Antonio

Agenda Memorandum

Agenda Date: June 7, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2022-10700117

SUMMARY:

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay District with uses permitted for six (6) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2022. This case is continued from the May 17, 2022 hearing.

Case Manager: Corin Hooper, Senior Planner

Property Owner: Lonestar Capital Holdings LLC

Applicant: Jose Luis Garza Padilla

Representative: Jose Luis Garza Padilla

Location: 107 Frio City Road

Legal Description: Lots 4-6 and Lots 19-20, Block 2, NCB2528

Total Acreage: 0.3315

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Collins Garden

Applicable Agencies: Lackland

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 "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, date May 03, 2001, the property zoned "C" Apartment District converted to "MF-44" Multi-Family District and "J" Commercial District converted to "I-1" General Industrial District. The subject property was rezoned by Ordinance 96343 to "R-4" 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: "I-1" and "R-4"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "UZROW"

Current Land Uses: Frio City Road

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: General Industrial

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

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:** Frio City Road**Existing Character:** Minor**Proposed Changes:** None Known**Thoroughfare:** Paso Chico**Existing Character:** NA**Proposed Changes:** None Known**Public Transit:** There are five VIA bus routes in the area 62, 66, 67, 251 and 268.**Traffic Impact:** A Traffic Impact Analysis was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.**Parking Information:** The parking requirement is waived in “IDZ-1.”**ISSUE:**

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single Family with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

“MF-33” permits the development of dwelling units with a maximum density of 33 units per acre.

“I-1” 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 vehicle sales, service and storage.

Proposed Zoning: “IDZ-1” Infill development zone 1 allows rezoning requests up to 18 units per acre and uses permitted in “C-1” and “O-1”. 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-1” would allow six (6) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

There are no Regional Centers or Premium Transit Corridors in proximity to this request.

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 Guadalupe Westside and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested "IDZ-1" 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 surrounding properties are zoned “I-1” General Industrial, “MF-33” Multi-Family District and “R-4” Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing “R-4” Single Family Residential District and “MF-33” Multi-Family District are appropriate zoning for the property and surrounding area. The existing “I-1” General Industrial zoning is not appropriate. The proposed “IDZ-1” Limited Intensity Development Zone with uses permitted for six (6) dwelling units is an appropriate density for the area and consolidates the mix of zoning designation to a cohesive zoning designation for residential development with adherence to a site 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 appear to conflict with any public policy objectives of the Guadalupe Westside District.

Goal 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

Goal 20.1.3 Reduce occurrences of commercial encroachment into residential areas.

6. **Size of Tract:** The 0.3315 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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.