



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 19, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**  
ZONING CASE Z-2022-10700150

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Air Force Base Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Air Force Base Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 19, 2022

**Case Manager:** Kellye Sanders, Senior Planner

**Property Owner:** Hwy 90 Investment Group, Inc and AEJ Holding, LLC

**Applicant:** API Commercial

**Representative:** Jerome Abood

**Location:** 6835 West US Highway 90 and 2423 Renwick Drive

**Legal Description:** Lot 30 and Lot 41, Block 1, NCB 15600

**Total Acreage:** 3.367

### **Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Cable-Westwood

**Applicable Agencies:** Lackland Air Force Base, Planning Department, Texas Department of Transportation

### **Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41422, dated December 14, 1972 and temporarily zoned "R-1" Single-Family Residence District. It was rezoned by Ordinance 45496, dated July 17, 1975, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District was converted to the current "C-3" General 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-6

**Current Land Uses:** Residential Dwelling

**Direction:** South

**Current Base Zoning:** UZROW

**Current Land Uses:** US Highway 90

**Direction:** East

**Current Base Zoning:** C-3 and MF-33

**Current Land Uses:** Hotel and Multi-Family Dwellings

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Hotel and Food Establishment

### **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:** N/A.

## **Transportation**

**Thoroughfare:** US Highway 90

**Existing Character:** Collector

**Proposed Changes:** None Known

**Thoroughfare:** Renwick Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance.

**Routes Served:** 64, 76 and 276

**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 Dwelling – Multi-Family (40 Units Maximum) is 1.5 per unit. The maximum parking limit for Dwelling – Multi-Family (40 Units Maximum) is 2 per unit.

**ISSUE:** None.

## **ALTERNATIVES:**

**Current Zoning:** “C-3” General Commercial District accommodates more intensive commercial uses than those located within the “NC”, “C-1” or “C-2” zoning districts. “C-3” uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

**Proposed Zoning:** “MF-33” Multi-Family District allows multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, college fraternity dwelling, off-campus school dormitory/housing, assisted living home, skilled nursing facility, foster family home, public and private schools, with a maximum density of 33 units per acre.

## **FISCAL IMPACT:**

None

## **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is within ½ a mile from Port San Antonio Regional Center and within ½ a mile from Commerce-Houston 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “MF-33” 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-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also an appropriate zoning for the property and surrounding area. It breaks up the “C-3” General Commercial zoning in the area and provides an alternate housing option. There is also “MF-33” Multi-Family zoning to the east and “R-6” Residential Single-Family to the north.
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 objectives of the West/Southwest Sector Plan.

**Strategy HOU-1.2:** Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

**Goal HOU-2:** High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

**Strategy HOU-2.3:** Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

**Strategy HOU-2.4:** Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

6. **Size of Tract:** The 3.367 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.

The applicant is rezoning to convert the existing motel into work-force housing apartments, up to 82 units.