



City of San Antonio

Agenda Memorandum

Agenda Date: August 2, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700169

SUMMARY:

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 2, 2022

Case Manager: Kellye Sanders, Senior Planner

Property Owner: LJ Investments, LLC

Applicant: Lorraine Bass

Representative: Lorraine Bass

Location: 344 Moursund Boulevard and 356 Moursund Boulevard

Legal Description: Lot 148 and Lot 149, Block 16, NCB 11115

Total Acreage: 2

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Air Force Base, Stinson-Mission Municipal Airport

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned “B” Residence District. The property of Lot 149, Block 16, NCB 11115 was rezoned by Ordinance 46416, dated March 18, 1976, to “B-3” Business District. The property was rezoned by Ordinance 66677, dated February 25, 1988, the section zoned “B” Residence District to “R-1” One Family Residence District, and the section zoned “B-3” Business District to “B-3NA” Business Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Residence District was converted to “R-6” Residential Single-Family District and the section zoned “B-3NA” Business Non-Alcoholic Sales District was converted to “C-3NA” General Commercial Nonalcoholic Sales District. A portion of Lot 149, Block 16, NCB 11115 was rezoned by Ordinance 2006-06-01-0666, dated June 1, 2006, to “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-6

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: MF-33 and C-2NA

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Commercial Business

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: Moursund Boulevard

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: Gillette Boulevard

Existing Character: Minor

Proposed Changes: None Known

Public Transit: There is public transit within walking distance.

Routes Served: 43, 44 and 243

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 (25 Units Maximum) is 1.5 per unit. The maximum parking limit for Dwelling – Multi-Family (25 Units Maximum) is 2 per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

“C-2” Commercial District 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.

“C-3NA” General Commercial Nonalcoholic Sales District is identical to “C-3” General Commercial District except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "MF-25" Low Density 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, plus college fraternity dwelling, off-campus school dormitory/housing, with a maximum density of 25 units per acre.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from a 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 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 with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District, "C-2" Commercial District, and "C-3NA" General Commercial Nonalcoholic Sales District are appropriate zoning districts for the property and surrounding area. The proposed "MF-25" Low Density Multi-Family District is also an appropriate zoning. The property is located at the intersection of two minor streets, adjacent to existing commercial and multi-family zoned properties.
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.
6. **Size of Tract:** The 2 acre site is of sufficient size to accommodate the proposed multi-family 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. However, there are additional comments for consideration in planning and development.

- Any construction plans, equipment (cranes), or towers (communication or water), will require an FAA aeronautical study.
- In order to mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.
- The FAA recommends criteria of land-land use practices in their Advisory Circular 150/5200- 33C, Hazardous Wildlife Attractants On or Near Airports, which is applicable to properties within five miles of JBSA-Kelly Field. To reduce the exposure to aircraft-wildlife strikes, please use the link below to access this publication and use the information to help reduce wildlife- attractant features near airports. Unwavering consideration for this aviation safety hazard is vital, https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/documents.current/documentnumber/150_5200-33.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

The property is proposed for development of multifamily uses that shall not exceed 25 units per acre. At two (2) acres, there could potentially be development of fifty (50) units. The applicant is request to build fifty (50) units.

For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single family use, the height is restricted to the maximum height of the single family district within 50 feet of the property line.