



City of San Antonio

Agenda Memorandum

Agenda Date: May 3, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2022-10700075

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

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: May 3, 2022. This case is continued from the April 19, 2022 hearing.

Case Manager: Elizabeth Steward

Property Owner: Carlos Mendoza

Applicant: Mint Development LLC

Representative: Mint Development LLC

Location: 1519 West Villaret Boulevard

Legal Description: The east 131.25 feet of the north 495 feet of the west half of Lot 338, and Lot 338-A, Block 35, NCB 11134

Total Acreage: 2.4900

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, Parks Department, Lackland Air Force Base

Property Details

Property History:

The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "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: R-4

Current Land Uses: School- Public K-12

Direction: South

Current Base Zoning: R-4

Current Land Uses: School- Public College

Direction: East

Current Base Zoning: R-4

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: R-4

Current Land Uses: Residential Dwelling

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: West Villaret Boulevard

Existing Character: Collector

Proposed Changes: None Known

Public Transit:

VIA bus routes are within walking distance of the property.

Routes Served: 524

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 two-family/duplexes is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family allows dwellings (detached) 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.

Proposed Zoning: “MF-25” Low Density Multi-family allows multi-family development to a maximum density of 25 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The Subject property is not located near a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “RM-4” Residential Mixed District.

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 Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “MF-25” base zoning district is consistent with the future land use designation.

2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family District adds much more density to the area, which is primarily established as large lot single-family. Staff’s Alternate Recommendation of “RM-4” Residential Mixed District is more appropriate density and allows for a mix of housing types.
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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West Sector Plan:
 - Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
 - o HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
 - Goal HOU-2 New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new development
6. **Size of Tract:** The 2.49 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 property is proposed for development of multifamily uses that shall not exceed 25 units per acre. At 2.49 acres, there could potentially be development of 62 units. The applicant is requesting to build 48 units.

When the zoning request includes a request for nonresidential uses or multifamily uses adjacent (refer to definition in Appendix A as there is a different between abutting and adjacent) to an existing single family residential use, the applicant is required to construct and maintain a 6-foot solid screen fence, prior to obtaining a Certificate of Occupancy, per Section 35-514(d).

The applicant intends to rezone to multi-family to build 24 Duplexes.