



City of San Antonio

Agenda Memorandum

Agenda Date: November 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2022-10700212

SUMMARY:

Current Zoning: “MPCD GC-2 MLOD-2 MLR-1 AHOD” Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: “MF-18 GC-2 MLOD-2 MLR-1 AHOD” Limited Density Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2022

Case Manager: Kellye Sanders, Senior Planner

Property Owner: Legacy Striker MV, LTD

Applicant: The Kaufman Group

Representative: William Kaufman

Location: Generally located in the 1600 Block of Cable Ranch Road

Legal Description: 10.334 acres out of NCB 15329

Total Acreage: 10.334

Notices Mailed**Owners of Property within 200 feet: 7****Registered Neighborhood Associations within 200 feet: N/A****Applicable Agencies:** Lackland Air Force Base**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 70435, dated December 30, 1989 and zoned temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 51486, dated November, 15 1979 and zoned "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 converted to "C-3" General Commercial District. The property was rezoned by Ordinance 2007-01-04-0036, dated January 14, 2007 and zoned "MPCD" Master Planned Community 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-3**Current Land Uses:** Retail**Direction:** South**Current Base Zoning:** MPCD**Current Land Uses:** Private School**Direction:** East**Current Base Zoning:** C-3**Current Land Uses:** Retail**Direction:** West**Current Base Zoning:** MPCD**Current Land Uses:** Multi-Family**Overlay District Information:**

The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

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: Cable Ranch Road

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Vista West Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance.

Routes Served: 618

Traffic Impact: **The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

A TIA Report will be 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: “MPCD” Master Planned Community District encourages the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

Proposed Zoning: “MF-18” Limited Density Multi-Family District allows multi-family dwellings not to exceed 18 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located in or within ½ mile from a Regional Center, but located within ½ a mile from the Looper 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-18" 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. The property to the west of the subject site zoned "MPCD" consists of multi-family development.
3. **Suitability as Presently Zoned:** The existing "MPCD" Master Planned Community District is an appropriate zoning for the property and surrounding area. The proposed "MF-18" Limited Density Multi-Family District is also an appropriate zoning for the property and allows for diverse housing types while keeping the character of the area. Further, the allowance of more housing supports the Strategic Housing Implementation 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 not appear to conflict with any public policy objectives of the South/Southwest Sector Plan.

Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

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 developments

6. **Size of Tract:** The 10.247 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 eighteen (18) units per acre. At 10.334 acres, there could potentially be development of 185 units. The applicant is requesting to build 135 units.