



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** December 1, 2022

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**  
ZONING CASE Z-2022-10700274

**SUMMARY:**

**Current Zoning:** “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “C-3R MLOD-2 MLR-1 AHOD” General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**City Council Hearing Date:** October 18, 2022.

**Case Manager:** Mark Chavez, Planner

**Property Owner:** VGA Development, LLC

**Applicant:** VGA Development, LLC

**Representative:** Efrain Vergara

**Location:** Generally located in the 5500 Block of Old Pearsall Road

**Legal Description:** Lot P-81, NCB 15252

**Total Acreage:** 4.2370

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** People Active in Community Effort, Southwest Community Association

**Applicable Agencies:** Planning Department, Lackland Airforce Base

**Property Details**

**Property History:** The property was annexed by Ordinance 41419, dated December 25, 1972 and originally zoned Temporary "R-1" One-Family Residential District. The northern portion of the property was then rezoned from Temporary "R-1" to "B-2" Business District by Ordinance 54481 dated October 29, 1981. The southern portion was then rezoned from Temporary "R-1" to "B-3R" Restrictive Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the northern portion of the property rezoned to "C-2" Commercial District and the southern portion rezoned to "C-3R" General Commercial Restrictive Alcohol Sales 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:** Public School

**Direction:** South

**Current Base Zoning:** C-2NA, R-6

**Current Land Uses:** Restaurants, Single-Family Residences

**Direction:** East

**Current Base Zoning:** C-3R, R-6,

**Current Land Uses:** Restaurants, Single-Family Residences

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Public School

**Overlay District Information:**

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" 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.

**Transportation**

**Thoroughfare:** Old Pearsall Road

**Existing Character:** Principal

**Proposed Changes:** None Known

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

**Routes Served:** 614 & 616

**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 amount of parking spaces provided for Multi-Family Zoning at 33 units per acre is 1.5 per unit and maximum 2 per unit.

Residential Single Family zoning is 1 per unit and no maximum.

**Proximity To Regional Center/Premium Transit Corridor:**

Subject property is located within the Port San Antonio Regional Center and not within ½ mile of the Premium Transit Corridor.

**ISSUE:**

None

**ALTERNATIVES:**

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:** The subject property is located within the Port San Antonio Area Regional Center Plan and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The proposal to rezone to MF-33, multi-family residence, medium density district is consistent with the subject site’s future land Use designation and is a permitted zoning district in the Urban Mixed-Use Land Use Category.

**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. There are varying levels of residential and commercial zoning and uses.

**3. Suitability as Presently Zoned:** The existing “C-2” Commercial District and “C-3R” General Commercial Restrictive Alcoholic Sales is appropriate zoning for the property and surround area. The proposed “MF-33” Multi-Family District is also appropriate. The proposed residential development is in alignment with the goals and objectives of the Strategic Housing Implementation Plan for more housing to meet the growing population of the City at all economic levels. The proposed “MF-33” also provides a suitable transition between the existing “C-2” Commercial to the west and the “R-6” Residential Single-Family zoning to the north of the site.

**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 Port of San Antonio Area Regional Center Plan.

#### **Relevant Goals and Policies of the Port San Antonio Regional Center Plan**

**Goal 4:** Increase housing options while preserving or increasing home ownership rates.

- Introduce a variety of housing options in the area, particularly those currently under-represented or missing from the area that may appeal to current or future residents, including those employed within the Port San Antonio Area Regional Center

**Land Use Strategy 3.5:** Ensure that zoning for properties in the Port San Antonio Area supports the goals, recommendations, and strategies of the housing plan component.

**6. Size of Tract:** The 4.2370-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 they have no objections to the request.

At 4.2370 acres the potential density at 33 units per acre is approximately 140 units.