



City of San Antonio

Agenda Memorandum

Agenda Date: April 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2023-10700075

SUMMARY:

Current Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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:

Zoning Commission Hearing Date: April 18, 2023

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: Julio Gonzalez

Applicant: Palladium USA International, Inc

Representative: Peloton Land Solutions

Location: 4770 West Military Drive

Legal Description: 17.4908 acres out of NCB 15655

Total Acreage: 17.4908

Notices Mailed**Owners of Property within 200 feet:** 11**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Parks Department, Texas Department of Transportation, Lackland Air Force Base**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 41419, dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 46058, dated December 18, 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 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:** OCL**Current Land Uses:** Lackland Air Force Base**Direction:** South**Current Base Zoning:** I-1**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** C-3**Current Land Uses:** Gas Station**Direction:** West**Current Base Zoning:** C-3**Current Land Uses:** VFW**Overlay District Information:**

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.

The "MLOD-1" Camp Bullis 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.

Special District Information:

N/A

Transportation

Thoroughfare: Southwest Military Drive

Existing Character: Principal Primary Arterial

Proposed Changes: None Known

Thoroughfare: Old Pearsall Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 102, 614, 619

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 for a multi-family unit is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3" General Commercial districts are intended to provide for 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: The "MF-33" Multi-Family District allows multi-family development with a maximum density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Port San Antonio Regional Center and is located within ½ mile of 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 Port San Antonio Regional Center and is currently designated as “Urban Mixed Use” 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. Properties surrounding the subject site are zoned “C-2” Commercial District, “C-3” General Commercial and “I-1” General Industrial.
- 3. Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The requested “MF-33” Multi-Family District is also an appropriate zoning for the property and surrounding area. The “MF-33” Multi-Family District allows the development of needed housing. This rezoning aligns with the goals of the Strategic Housing Implementation Plan for diverse housing options for all economic levels. The location of subject property also lends itself to additional density due to its location at the intersection of two arterials and across the street from a high employment center.
- 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 San Antonio Regional Center Plan.
 - Recommendation #1 Preserve the character of existing neighborhoods through infill development and reinvestment that is context sensitive to architectural styles, building scale and height, and size of lots, while supporting the retention of existing residents by mitigating impacts of new development and rising property values.
 - Recommendation #2 Attract diverse, new, quality housing products and incorporate housing in mixed-use areas.
 - 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 Regional Center area.
- 6. Size of Tract:** The 17.49 acre site is of sufficient size to accommodate the proposed residential development.
- 7. Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 17.49 acres, there could potentially be development of 577 units. The applicant is requesting construction of 288 units.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.