



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-2023-10700057

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "MF-25 MLOD-2 MLR-1 AHOD" Low Density 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: 326 Whitewood Property Owner LLC

Applicant: Kenneth Summers

Representative: Kenneth Summers

Location: 326 Whitewood Drive

Legal Description: Lot P-13K, NCB 15655

Total Acreage: 6.623

Notices Mailed**Owners of Property within 200 feet:** 46**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 41419, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residence District. A portion of the property was rezoned by Ordinance 44995, dated March 6, 1975, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District and the portion 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:** MF-33**Current Land Uses:** Apartment Complex**Direction:** South**Current Base Zoning:** C-1, C-2, and C-3**Current Land Uses:** Gas Station and Learning Center**Direction:** East**Current Base Zoning:** MF-18**Current Land Uses:** Vacant**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Single Family Residential Neighborhood**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-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.

Special District Information:

N/A

Transportation

Thoroughfare: Whitewood Drive

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Southwest Military Drive

Existing Character: Principal Primary Arterial

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single Family District allows 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-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-25" Low Density Multi-Family District allows any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 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-25” 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.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial and “R-6” Residential Single-Family Districts are not appropriate zoning districts for the property and surrounding area. The requested “MF-25” Low Density Multi-Family District is an appropriate zoning for the property and surrounding area. The multi-family zoning district brings the existing apartment complex that was built in 1969 into zoning compliance. The area of the subject property lends itself to additional density due to its location near the intersection of an arterial and a collector and down 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 Midtown Regional Center.
 - 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 6.623 acre site is of sufficient size to accommodate the proposed Multifamily development.

7. **Other Factors:** The property is proposed to rezone to “MF-25” Low Density Multi-Family District to bring into compliance an existing 144 unit multi-family complex on 6.6 acres.

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.