



City of San Antonio

Agenda Memorandum

Agenda Date: November 18, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2021-10700257

(Associated Plan Amendment PA-2021-11600089)

SUMMARY:

Current Zoning: “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-1 MLOD-2 MLR-2 AHOD” Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: “RM-4 MLOD-2 MLR-2 AHOD” Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 19, 2021

Case Manager: Summer McCann, Planner

Property Owner: Tyler Schlinke

Applicant: Killen Griffin Farrimond PLLC

Representative: Killen Griffin Farrimond PLLC

Location: 7214, 7218 & 7222 Briar Place

Legal Description: Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475

Total Acreage: 0.45 Acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 4745, dated March 7, 1947 and zoned "C" Apartment District. A portion of the property was rezoned to "B-1" Business District by Ordinance 86512, dated August 28 1997. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned "C" Apartment District converted to "MF-33" Multi-Family District and the portion of the property zoned "B-1" Business District converted to "C-1" Light Commercial District. A portion of the property zoned "C-1" Light Commercial District and "MF-33" Multi-Family District was rezoned to "C-2NA" Commercial Nonalcoholic 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: "I-1"

Current Land Uses: Credit Union

Direction: South

Current Base Zoning: "C-2NA"

Current Land Uses: Dentist Office

Direction: West

Current Base Zoning: "C-2NA, MF-33"

Current Land Uses: Retail, Community Center

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Dwellings

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.

Special District Information:

None.

Transportation

Thoroughfare: Briar Place

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 43,402 and 44

Traffic Impact: ROW dedication and improvement may be required along Briar Place.

Parking Information: The minimum parking requirement for a two-family dwelling is 1 per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: Any uses permitted in MF-33 but with a maximum density of 33 units per acre. C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: “RM-4” Residential Mixed District allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within a premium transit corridor. The subject property is not within a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 Stinson Airport Vicinity Plan and is currently designated as Low Density Residential and Neighborhood Commercial. The requested “RM-4” Residential Mixed District is not consistent with the designated land use classifications. The applicant has requested a Plan Amendment to Medium Density Residential. Staff and Planning Commission recommend Approval.
- 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. Surrounding properties are zoned "MF-33" Multi-Family District and "C-2NA" Commercial Nonalcoholic Sales.
- 3. Suitability as Presently Zoned:** The current “MF-33” Multi-Family District and “C-2NA” Commercial Nonalcoholic Sales District are appropriate for the area. The proposed “RM-4” Residential Mixed District is also appropriate and provides medium density housing alternatives for the area.
- 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 Stinson Airport Vicinity Plan:
 - GOAL LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
 - LU-1.1 Limit encroachment of commercial uses into established low-density residential areas
 - 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
 - HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure
- 6. Size of Tract:** The subject property is approximately 0.45 acres, which could reasonably accommodate 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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to the request.

The applicant is rezoning to “RM-4” Residential Mixed District to allow for development of three duplexes on three separate lots.