



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2021-10700296

(Associated Plan Amendment Case PA-2021-11600106)

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: 1604 Properties, LLC

Applicant: KB Home Lone Star Inc., a Texas Corporation

Representative: Brown & Ortiz, PC

Location: 1120 North Loop 1604

Legal Description: Lot P-1D, NCB 34392

Total Acreage: 10.012

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Oak Creek Community Association

Applicable Agencies: Lackland AFB, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 92902 dated December 13, 2000, and zoned "R-1" Single Family District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to "R-6" Residential Single Family District. Ordinance 99343 dated June 10, 2004 rezoned the property to "MF-25" Low-Density Multi-Family District and "C-2" 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: "C-2 CD", "C-2", "C-3"

Current Land Uses: Vacant lots,

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: South

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

Current Land Uses: Church, Vacant Lot

Direction: West

Current Base Zoning: OCl

Current Land Uses: 1604 Highway

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:

None.

Transportation

Thoroughfare: North Loop 1604

Existing Character: Expressway

Proposed Changes: None Known

Public Transit: There is one (1) bus route within walking distance of the subject property.

Routes Served: 64

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirements for Dwelling-1 Family (Detached) is one (1) per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. 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.

Proposed Zoning: “MF-25” Low Density Multi-Family allows multi-family dwellings at 25 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center and the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "MF-25" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to General Urban Tier. Staff recommends Approval. The Planning Commission recommendation is pending the December 15, 2021 hearing.
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-2" Commercial District and "MF-25 " Low Density Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "MF-25" Low Density Multi-Family is also appropriate for the area and along a major highway like Loop 1604 and provides a transition to the "C-2" Commercial District to the north and the "R-6" Residential Single-Family to the south. The multi-family development will also provide an alternate housing option for the area.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

Public Policy: The request does not appear to conflict with any public policy objective of the West/Southwest Sector Plan. HOU-1.1 Promote quality design and construction for new housing HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

5. **Size of Tract:** The 10.012 acre site is of sufficient size to accommodate the proposed residential development.
6. **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 applicant intends to construct detached single-family residential units on the 10 acre property, which the "MF-25" zoning designation will allow on the lot as a whole, without individual lot subdivision and only after proper platting.