



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 16, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

ZONING CASE Z-2022-10700104

(Associated Plan Amendment PA-2022-11600034)

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with reduced perimeter setback of ten feet (10')

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 17, 2022

**Case Manager:** Despina Matzakos, Planner

**Property Owner:** Greenbrier RC LTD

**Applicant:** Ramstin Homes LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 3500 Thousand Oaks Drive

**Legal Description:** Lot P-128A and Lot P-128C, NCB 15679

**Total Acreage:** 5.287 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 75

**Registered Neighborhood Associations within 200 feet:** Eden HOA and Oak Ridge Village HOA

**Applicable Agencies:** Aviation, Planning Department

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on December 30, 1984 by Ordinance 59773 and zoned Temporary “R-1” Single-Family Residence District. The property rezoned under Ordinance 69020, dated March 9, 1989 from Temporary “R-1” Single-Family Residence District to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District.

**Topography:** The subject property is located within an Aquifer Artesian Zone and Salado Creek Watershed.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Single-Family Homes, Cleaners & Delivery

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Homes

**Direction:** South

**Current Base Zoning:** C-2, R-5, R-6

**Current Land Uses:** UZROW, Restaurant, Office, Retail Store, Single-Family Homes

**Direction:** West

**Current Base Zoning:** R-5, UZROW

**Current Land Uses:** Single-Family Homes, Cleaners & Delivery, Auto Repair

### **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.

### **Special District Information:**

The “PUD” Planned Unit Development special district provides flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of

sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. A site plan is required for a rezoning to “PUD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

**Transportation**

**Thoroughfare:** Thousand Oaks Drive

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Public Transit:** There is one (1) VIA bus route within proximity to this property.

**Routes Served:** 502

**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

**Parking Information:** The minimum parking requirement 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.

Proposed Zoning: “MF-18” Limited Density Multi-Family Districts accommodate Multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-houses or zero-lot line dwellings, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within proximity to a Premium Transit Corridor and is not located 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 San Antonio International Airport Vicinity Plan and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "PUD MF-18" Planned Unit Development Limited Density Multi-Family District is not consistent with the future land use designation. 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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are primarily "C-2" Commercial District, "C-3R" General Commercial Restrictive Alcohol Sales District, "R-5" Residential Single-Family District and "R-6" Residential Single-Family District. Surrounding land use consists of Commercial/Office space along the Northmost part of Thousand Oaks Drive and Single-Family residential uses to the rear of the property. The requested rezoning to "MF-18" Limited Intensity Multi-Family District is an appropriate request given the property's location on a Corridor and its ability to serve as a transitional buffer between surrounding commercial and single-family residential uses. Furthermore, the "MF-18" Limited Density Multi-Family designation is less intense than the current "C-2" Commercial designation and will assist in achieving policy objectives of diversifying housing options.
3. **Suitability as Presently Zoned:** The existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "PUD MF-18" Planned Unit Development Limited Density Multi-Family District is also an appropriate zoning for the property and surrounding 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 request does not appear to conflict with any public policy objectives of the San Antonio International Airport Vicinity Plan.

Land Use Goal I: Protect the quality of life of residents including health, safety and welfare.  
Land Use Objective 1.1 Protect integrity of existing residential neighborhoods and prevent excessive noise pollution and other airport hazards.

**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:**

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF Policy 9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

6. **Size of Tract:** The 5.287-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to construct a residential community development of 80 units with a reduced perimeter setback of ten feet (10').

The subject property is generally located on the north side of Thousand Oaks Drive between Tavern Oaks and Wetmore Road. The property is currently undeveloped and fronts Thousand Oaks Drive. Single-family residential neighborhoods are located northeast and southwest of the subject property. Other adjacent land uses on Thousand Oaks include light industrial, commercial, and office space in the form of service-related businesses and office/business parks.