



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4723

---

**Agenda Item Number:** Z-22.

**Agenda Date:** 8/20/2020

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z-2020-10700100

**SUMMARY:**

**Current Zoning:** "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 7, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** ML&E Investments LLC

**Applicant:** Drenner Group

**Representative:** Stephen Drenner and Leah Bojo

**Location:** 2800 block of Cinema Ridge

**Legal Description:** 30.187 acres out of NCB 16115

**Total Acreage:** 30.187

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Thunderbird Hills Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base

### **Property Details**

**Property History:** The property was annexed into San Antonio Limits by Ordinance 41424, dated December 26, 1972 as "R-1" and "I-1". Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Residence District converted to "R-6" Single-Family Residential District. The property was rezoned from "R-6" Residential Single-Family District and "I- 1" General Industrial District to "C-2NA" Commercial District, Nonalcoholic Sales by Ordinance 2008-09-18-0852, dated September 18, 2008.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

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

**Direction:** North

**Current Base Zoning:** "C-3 NA", "C-3"

**Current Land Uses:** Commercial uses, Vacant

**Direction:** South

**Current Base Zoning:** "R-6", "I-1"

**Current Land Uses:** Vacant, warehousing

**Direction:** East

**Current Base Zoning:** "C-NA"

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** "I-1", "C-3"

**Current Land Uses:** Warehousing, Hotel

### **Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" 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.

### **Transportation**

**Thoroughfare:** Cinema Ridge

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus route are within walking distance of the subject property

**Routes Served:** 82, 282, 550

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The minimum parking requirement for multifamily dwellings is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The “C-2” Commercial Districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. “C-2” districts accommodate commercial and retail uses that are more intensive in character than “NC” and “C-1” uses, and which generate a greater volume of vehicular traffic and/or truck traffic. The current “C-2NA” districts are identical to “C-2” districts except that the sale of alcoholic beverages is prohibited.

**Proposed:** “MF-18” districts permit Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, 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 not within a regional center but it is located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “MF-18” 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.

**3. Suitability as Presently Zoned:**

The current “C-2NA” is an appropriate zoning for the property. The requested “MF-18” is also an appropriate zoning for the property and the surrounding area while allowing the applicant to develop a diversity of housing choices.

**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 West/Southwest Sector Plan:

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
- HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

## **6. Size of Tract:**

The subject property is 30.187 acres, which could reasonably the requested multifamily uses.

## **7. Other Factors:**

The applicant intends to develop 541 multifamily units on the property.

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 the request.