



City of San Antonio

Agenda Memorandum

Agenda Date: May 7, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2, District 4

SUBJECT:
ZONING CASE Z-2024-10700030

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "TOD MLOD-2 MLR-1 AHOD" Transit-Oriented Development Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2024

Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x
Registered Neighborhood Associations within 200 feet: x
Applicable Agencies: x

Property Details

Property History: x
Topography: x

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: x
Current Land Uses: x

Direction: South
Current Base Zoning: x
Current Land Uses: x

Direction: East
Current Base Zoning: x
Current Land Uses: x

Direction: West
Current Base Zoning: x
Current Land Uses: x

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:

The Transit Oriented Development District is a special district that encourages a mix of residential and commercial uses and employment opportunities with identified light-rail stations or other high-capacity transit areas. A site plan is required for a rezoning to "TOD" 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 building permit.

Transportation

Thoroughfare: Old Pearsall Road
Existing Character: Secondary Arterial Type A
Proposed Changes: None Known

Thoroughfare: Medina Base

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Holm Road

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 614, 619

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 for most retail and service-oriented uses is 1 parking space per 300 sq/ft of gross floor area. The minimum parking requirement for multi-family uses is 1.5 spaces per unit. The minimum parking requirement for a single-family dwelling is 1 parking space per unit.

The minimum parking requirements within the "TOD-C" and "TOD-P" districts are as follows:

- TOD-C, within 500 feet of a Transit Center, Station, Stop, or Major Transit Loading/Boarding Location: None
- TOD-C, balance of area: Fifty (50) percent of the parking spaces required by the parking standards of this chapter.
- TOD-P: Seventy-five (75) percent of the parking spaces required by the parking standards of this chapter.

ISSUE:

x

ALTERNATIVES:

Current Zoning: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

"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: Encourages a mix of residential and commercial uses and employment opportunities with identified light-rail stations or other high-capacity transit areas.

FISCAL IMPACT:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

RECOMMENDATION:

Staff Analysis and Recommendation: x

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

1. **Consistency:** x

2. **Adverse Impacts on Neighboring Lands:** x

3. **Suitability as Presently Zoned:** x

4. **Health, Safety and Welfare:** x

5. **Public Policy:** The request does not appear to conflict with any public policy objectives of the Port San Antonio Area Regional Center Plan:

- Goal 3: Increase healthy and sustainable transportation options in areas with anticipated increases in intensity of public and private use.
 - Capitalize on the anticipated growth in employment at Port San Antonio and identify both new and enhanced transit routes that will help connect people to jobs while alleviating automobile congestion.
 - Provide clear physical and visual pedestrian and bicycle connections from transit facilities to employment centers, retail, and entertainment attractions that will encourage people to use alternatives to the automobile.
 - Identify suitable locations for a multi-modal “grand transit” center that will connect the Regional Center to other Regional Centers in the City.
- 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.
 - Direct higher density housing options to targeted focus areas and along major corridors, and encourage appropriate transitions of density and intensity to existing lower density neighborhoods.
 - Identify locations for future housing options and mixed-use/retail development uses so that they are close in proximity to encourage a vibrant and active area.

6. **Size of Tract:** x

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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant intends to rezone to “TOD” to enable the subject area to accommodate a mix of residential, commercial, and office uses.

Per Sec. 35-208 of the Unified Development Code, “TOD” development must consist of two subdistricts known as TOD Core (TOD-C) and TOD Periphery (TOD-P).

The following densities are permitted in each subdistrict:

TOD-C: Less than 2 acres: 16 units per acre minimum, 40 units per acre maximum
 2 acres or more: 12 units per acre minimum, 36 units per acre maximum.

TOD-P: Less than 2 acres: 12 units per acre minimum, 36 units per acre maximum
 2 acres or more: 8 units per acre minimum, 32 units per acre maximum.

The following floor area ratios are permitted in each subdistrict:

TOD-C: Less than 2 acres: 2.5 minimum, 6.0 maximum
 2 acres or more: 2.0 minimum, 4.0 maximum.

TOD-P: Less than 2 acres: 1.5 minimum, 4.0 maximum
 2 acres or more: 1.0 minimum, 2.0 maximum

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. Under the densities prescribed by Table 208-1 in Sec. 35-208 of the Unified Development code, the applicant would be permitted a maximum of 2,207 units.