



City of San Antonio

Agenda Memorandum

Agenda Date: September 6, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700173

SUMMARY:

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

Requested Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for "MF-18" Limited Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: K/T TX Holdings, LLC

Applicant: Terramark

Representative: Terramark

Location: 202-206 Pleasanton Road and 4023 South Flores Street

Legal Description: 2.034 acres of NCB 6230

Total Acreage: 2.034

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: St. Leo's Neighborhood Association

Applicable Agencies: Lackland

Property Details

Property History: The subject properties were in the original 36-square miles of the City of San Antonio and were zoned "J" Commercial District. The properties were a part of a large-area rezoning and were changed from "J" to "R-1" One-Family Residence District, "R-2" Two-Family Residence District, and "B-3NA" Business Nonalcoholic Sales District by Ordinance 83932, dated April 11, 1996. The "R-1", "R-2", and "B-3NA" converted to the current base zonings of "R-6", "RM-4", and "C-3NA" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was rezoned by Ordinance 2019-01-31-0110, dated January 31, 2019 to the current "C-2" Commercial District and "C-2 NA" 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: C-3 NA

Current Land Uses: Commercial Building

Direction: South

Current Base Zoning: C-2 and RM-4

Current Land Uses: Residential

Direction: East

Current Base Zoning: C-2 and R-6

Current Land Uses: Commercial and Residential

Direction: West

Current Base Zoning: C-2 and R-6

Current Land Uses: Commercial and Residential

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.

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: N/A.

Transportation

Thoroughfare: South Flores

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Toudouze Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transportation within walking distance of the subject property.

Routes Served: 43, 44, 243

Traffic Impact: The applicant submitted a Traffic Impact Analysis Worksheet. Additional traffic impact requirements will be evaluated at the Building Permit phase of the project.

Parking Information: The minimum parking for multi-family is 1.5 spaces per unit. The "IDZ-1" base zoning district will eliminate any minimum parking requirement.

ISSUE: N/A.

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.

“C-2NA” Commercial Nonalcoholic districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: “IDZ-1” Limited Intensity Infill Development Zone allows rezoning requests up to 18 units per acre and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in “MF-18” would allow multi-family development to a maximum of 18 units per acre. The applicant proposes thirty-one (31) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within the Downtown Regional Center but not within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 South Central San Antonio Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ-1” 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. Surrounding properties are a mix of residential and commercial zoning.
- 3. Suitability as Presently Zoned:** The existing “C-2” Commercial District and “C-2 NA” Commercial Nonalcoholic Sales District are appropriate zoning for the property and surrounding area. The requested “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted in “MF-18” Limited Density Multi-Family District is an appropriate zoning for the property and the surrounding area. The lot is flanked by two Secondary Arterial B streets with a mix of commercial and residential uses in the immediate area. The proposed “IDZ-1” creates a consolidated approach to residential development in the area and will increase housing opportunities in the area through a site plan. The rezoning also supports diverse housing alternatives which is consistent with the City’s Strategic Housing Implementation Plan.
- 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 conflict with the policies of the South Central San Antonio Community Plan.

Mixed Use - This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

Master Plan Policies: Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.

- 6. Size of Tract:** The 2.034 acre site is sufficient size to accommodate the proposed 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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant proposes to construct a total of thirty-one (31) dwelling units.