



City of San Antonio

Agenda Memorandum

Agenda Date: June 21, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700111

SUMMARY:

Current Zoning: “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: “IDZ-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Xant LLC

Applicant: Phoenix Bird/ Phoenix Restoration Services, LLC

Representative: Phoenix Bird

Location: 5001 South Flores Street, 5003 South Flores Street, and 108 Beatrice Avenue

Legal Description: the west 73 feet of the east 138 feet of Lot 1, NCB 7791, 0.1334 acres out of NCB 7791, and Lot 22, NCB 7791

Total Acreage: 0.4325

Notices Mailed**Owners of Property within 200 feet:** 36**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Lackland Air Force Base**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 1391, dated September 22, 1944 and zoned "D" Apartment District and "J" Commercial District. The property was rezoned by Ordinance 83932, dated April 11, 1996 to "R-3" Multiple-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple-Family Residence District converted to the current "MF-33" Multi-Family 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**Current Land Uses:** Commercial Parking Lot**Direction:** South**Current Base Zoning:** C-3 and MF-33**Current Land Uses:** Residential Dwelling, Natural Goods Store, Food Service Establishment**Direction:** East**Current Base Zoning:** C-2 S and C-3 NA**Current Land Uses:** Bar, Commercial Parking Lot, Ice Station**Direction:** West**Current Base Zoning:** MF-33**Current Land Uses:** Residential Dwelling**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: N/A.

Transportation

Thoroughfare: South Flores Street

Existing Character: Minor Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Beatrice Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 43, 243, 44

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502** A TIA Report will be Required.

Parking Information: The minimum parking requirement for a Multi Family Dwelling at 40 Units Maximum is 1.5 spaces per unit. The minimum parking requirement for a Food Mobile Court is 2 per Mobile Food Establishment. The minimum parking requirement for a Food- restaurant or cafeteria is 1 space per 100 GFA. The minimum parking requirement for a Professional Office is 1 space per 300 sf GFA.

“IDZ-2” waives the minimum parking requirement by 50%.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “MF-33” Multi-Family District allows multi-family to a maximum density of 33 units per acre.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre and uses permitted in “C-2” and “O-1.5”. 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-2” Medium Intensity Infill Development Zone would allow “C-2” Commercial District and “MF-33” Multi-Family District uses per a prescribed site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from 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 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-2” 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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are a mix of residential and commercial zoning and uses.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone would allow “C-2” Commercial District and “MF-33” Multi-Family District uses. The requested mix of uses is appropriate along a secondary arterial street and consolidates the zoning, uses and properties per a site 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 appear to conflict with any public policy objective of the South Central San Antonio Community Plan.

Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. 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.

6. **Size of Tract:** The .4325 acre site is of sufficient size to accommodate the proposed residential and commercial development.
7. **Other Factors:** The applicant is rezoning to develop a Coffee Shop, Mobile Food Court, Professional Offices, and Multi-Family Units.

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 property is proposed for development of multifamily and commercial uses. The property is currently zoned “MF-33”, which allows up to fourteen (14) units.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. The proposed Food Trucks are allowed as part of the rezoning but will require a variance from the Board of Adjustment to waive the 200-foot distance requirement from residential single-family uses.