



City of San Antonio

Agenda Memorandum

Agenda Date: November 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700260

(Associated Plan Amendment PA-2022-11600093)

SUMMARY:

Current Zoning: "C-3R MLOD-3 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2022, This case was continued from the October 18, 2022 hearing and the November 1, 2022 hearing.

Case Manager: Elizabeth Steward, Planner

Property Owner: K/T TX Holdings LLC

Applicant: Scott Price

Representative: Scott Price and John Cooley

Location: generally located in the 300 Block of South New Braunfels

Legal Description: Lot 15 and Lot 16, Block 2, NCB 1494

Total Acreage: 0.9647

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Martindale Army Air Field

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. The property was rezoned by Ordinance 79239, dated December 6, 1993 to "B-3R" Business Restrictive District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3R" Business Restrictive District converted to the current "C-3R" General Commercial Restrictive 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-3R

Current Land Uses: Gas Station

Direction: South

Current Base Zoning: C-2NA

Current Land Uses: Fence and Welding Company

Direction: East

Current Base Zoning: I-1

Current Land Uses: Warehouse

Direction: West

Current Base Zoning: RM-4 S

Current Land Uses: Cemetery

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-3" Martindale Army Airfield 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: Dakota Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: South New Braunfels Avenue

Existing Character: Minor Primary Arterial B

Proposed Changes: None Known

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

Routes served: 20, 26, 225

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502** A TIA Report is not required.

Parking Information: The minimum parking for Multi Family Units is 1.5 spaces per unit

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3R" General Commercial Restrictive districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

Proposed Zoning: "IDZ-2" Medium Intensity Infill Development Zone District 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" would allow uses permitted for "MF-33" Multi-Family District.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Near Eastside Regional Center and within ½ a mile from the New Braunfels Avenue Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Arena District/ Eastside Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “IDZ-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “High 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.
3. **Suitability as Presently Zoned:** The existing “C-3R” General Commercial Restrictive District is an appropriate zoning for the property and surrounding area. The requested “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted in “MF-33” Multi-family District is also an appropriate zoning for the property and surrounding area. The request promotes infill development on a vacant lot. The proposed is also a decrease in intensity from the properties current zoning. The request allows different housing types in the area. The request is also consistent with the Strategic Housing Implementation Plan for diverse housing types which accommodate all socio-economic levels.
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 Arena District/ Eastside Community Plan.
 - Objective 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
 - 4.4 Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels
6. **Size of Tract:** The 0.9647 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors :** The property is proposed for development of multifamily uses. The proposed rezoning would allow thirty-two (32) units. The applicant is rezoning to build thirty-two (32) dwelling units.