



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 16, 2021

**In Control:** City Council Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2020-10700129

**SUMMARY:**

**Current Zoning:** "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales 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-1" Light Commercial District and "MF-33" Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 16, 2021

**Case Manager:** Rebecca Rodriguez, Planner

**Property Owner:** Dex Investments, LLC

**Applicant:** Julian Rotnofsky

**Representative:** Julian Rotnofsky

**Location:** 1305 Pleasanton Road

**Legal Description:** Lot 1, Lot 2, Lot 3 east 11.9 feet of south 96 feet of Lot 5, Block 2, NCB 7863

**Total Acreage:** 0.794

**Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland Airforce Base

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 1391, dated September 23, 1944, and zoned "J" Commercial District. The property was rezoned by Ordinance 84398, dated July 11, 1996 to "B-3R" Restrictive Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3R" Restrictive Business District converted to the current "C-3R" General Commercial Restrictive Alcoholic 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:** I-1

**Current Land Uses:** Restaurant and Multi-Family

**Direction:** South

**Current Base Zoning:** C-2NA

**Current Land Uses:** Retail Store

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** Single-Family Residence

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Drainage Easement

**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:**

None.

**Transportation**

**Thoroughfare:** Pleasanton Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None

**Thoroughfare:** Fitch Street

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Served:** 44, 243

**Traffic Impact:** "IDZ" zoning - exempt from TIA requirements. We do recommend that driveway queuing be analyzed to ensure that queues do not spill back into public right-of-way. Pleasanton is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type B 70'-86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. ROW dedication and improvement may be required along Fitch.

**Parking Information:** The minimum parking requirement for multi-family development is 1.5 spaces per unit. "IDZ-2" waives the minimum parking requirement by 50%.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** "C-3R" Restrictive Alcoholic Sales 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 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.

If approved, the proposed "IDZ-2" would allow uses permitted in "C-1" Light Commercial and "MF-33" Multi-Family District.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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” 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.
3. **Suitability as Presently Zoned:** The existing “C-3R” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “C-1” and “MF-33” is appropriate for the property since there are currently both residential and commercial uses found in proximity to the subject site. Infill Development Zone will integrate both uses while also limiting the intensity of commercial uses permitted on the property.
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 public policy objectives South Central San Antonio Community Plan. The proposed zoning change will promote the following principles of South Central San Antonio Community Plan:
  - 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.
  - Promote economic development and integrate environmental quality protection.
  - Encourage a balance of new development and redevelopment of target areas.
  - Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
6. **Size of Tract:** The 0.794-acre site is of sufficient size to accommodate the proposed residential and commercial 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 seeks to rezone the property to development eighteen (18) residential units and a commercial space.