



City of San Antonio

Agenda Memorandum

Agenda Date: January 18, 2022

In Control: Zoning Commission Meeting

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: January 18, 2022

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Dex Investments, LLC

Applicant: Julian Rotnofsky

Representative: Julian Rotnofsky

Location: 1305 Pleasanton Road

Legal Description: South 96 feet of Lot 1, Lot 2, and Lot 3 and the east 11.9 feet of the south 96 feet of Lot 4, 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: The minimum parking requirement for multi-family development is 1.5 spaces per unit. "IDZ-2" waives the minimum parking requirement by 50%.

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 districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

Proposed Zoning: 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.

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 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” with uses permitted in “C-1” and “MF-33” 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.
- 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 also appropriate for the property since there are currently both residential and commercial uses found in proximity to the subject site. Infill Development will integrate both uses while also limiting the intensity of commercial uses and density permitted on the property subject to 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 public policy objectives of the 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.