



City of San Antonio

Legislation Details (With Text)

File #: 20-2511

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/17/2020

Title: ZONING CASE Z-2020-10700041 (Council District 3): A request for a change in zoning from "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District, "C-1" Light Commercial District, and Silk Screen Printing on Lot 39, Block 3, NCB 9470, located at 122 West Formosa Boulevard. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700041

SUMMARY:

Current Zoning: "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District, "C-1" Light Commercial District, and Silk Screen Printing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 17, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Mary Jane Becerra

Applicant: Mary Jane Becerra

Representative: Mary Jane Becerra

Location: 122 West Formosa Boulevard

Legal Description: Lot 39, Block 3, NCB 9470

Total Acreage: 0.6198

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base, Texas Department of Transportation, and the Solid Waste Management Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115 dated September 25, 1952 and was assigned zoning of "C" Apartment District. The property was rezoned by Ordinance 66677 dated February 25 1988 from "C" Apartment District to "R-2" Residence District. The subject property converted from "R-2" to "RM-4" Residential Mixed District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Multifamily Apartments

Direction: East

Current Base Zoning: "C-2NA", "C-3NA"

Current Land Uses: Fast Food Restaurant

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Multifamily Apartments

Overlay and Special District Information:

"IDZ"

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district

except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" 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.

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Formosa

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 44

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for a multifamily cluster is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The current "RM-4" allows a Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed: The proposed "IDZ-1" Limited Density Infill Development Zone District provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section.

The applicant is utilizing "IDZ-1" to maintain the existing 5 units and operate the existing screen printing business.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center and is not within a 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 West / Southwest Sector Plan and is currently designated as “General Urban Tier” 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 has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed uses and “IDZ-1” zoning is consistent with the established development pattern of the surrounding area. There is more intense “C-2” and “C-3” to the east of the property.

3. Suitability as Presently Zoned:

The existing “RM-4” Residential Mixed District base zoning is appropriate for the surrounding area. The proposed “IDZ-1” is suitable to the area and provides the opportunity for additional low density residential options with the consideration for (5) five residential dwellings, a small printing business and silk screening business. All uses were operating on site before Code Enforcement was made aware.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West / Southwest Sector Plan:

TRAN-1.4 Encourage high densities along transit corridors identified by VIA in order to make transit more cost effective and efficient

Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

ED-1.1 Locate business offices near existing residential areas within the Sector

ED-1.2 Provide opportunities for live/work locations

ED-1.3 Stimulate and support increased activity of existing businesses

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it

makes physical improvements on an inner city property encouraging redevelopment and infill development.

- The applicant's request meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.

6. Size of Tract:

The subject property is 0.6198 acres, which could reasonably accommodate five (5) residential units and commercial uses.

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 case is a result of code enforcement action. On January 17, 2020 the property was reported for business operations in a residential zone.

The proposed rezoning would allow the property owner to maintain the housing uses existing on the property as wells as a small printing service and a silk screening service.