



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4673

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 8/18/2020

**Title:** ZONING CASE Z-2020-10700168 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "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, "MF-18" Limited Density Multi-Family District and Stone Fabrication on 0.389 acres out of NCB 2875, located at 316 Forrest Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Site Plan, 3. Ground Plan Comparison Form

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2020-10700168

**SUMMARY:**

**Current Zoning:** "R-6 MLOD-2 MLR-2 AHOD" Residential Single-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, "MF-18" Limited Density Multi-Family District and Stone Fabrication

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 18, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** RB Forrest Ave. LLC

**Applicant:** Killen, Griffin & Farrimond, PLLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 316 Forrest Avenue

**Legal Description:** 0.389 acres out of NCB 2875

**Total Acreage:** 0.389

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Collins Gardens Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:**

The property was part of the Original 36 square miles and zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "C" Apartment District converted to "MF-33" Multi-Family District. The subject property was rezoned by Ordinance 2006-12-14-1441, dated December 14, 2006, from "MF-33" Multi-Family District to "R-6" Residential Single-Family District.

**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:** "I-1" and "R-6"

**Current Land Uses:** Storage Warehouse and Single-Family Residences

**Direction:** East

**Current Base Zoning:** "R-6" and "R-6 CD"

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

**Direction:** South

**Current Base Zoning:** "Drainage ROW"

**Current Land Uses:** Apache Creek

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Storage Warehouse

**Overlay and Special District Information:**

"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.

"MLOD-2"

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

**Transportation**

**Thoroughfare:** Forrest Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property (Route 51 and 43)

**Traffic Impact:** Traffic Impact Analysis (TIA) can't be determined at this time.

**Parking Information:** The parking requirement for IDZ-2 reduced by 50%. The minimum parking requirement for multi-family is 1 space per unit and the minimum parking requirement for Stone Fabrication is 1 parking space per 1,500 square foot of Gross Floor Area.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The current zoning district designation of "R-6" is designed to allow a single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**Proposed:** The proposed zoning district designation of "IDZ-2" is designed to allow Mid-Intensity Infill Development.

**FISCAL IMPACT:**

None.

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

The 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 Lone Star Community Plan and is currently designated as "Low Density Mixed Use" in the future land use component of the plan. The requested "IDZ-2" base zoning districts 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 current land use is commercial, but the existing zoning is residential.

**3. Suitability as Presently Zoned:**

The current “R-6” base zoning is appropriate for the property and the surrounding area.

The proposed “IDZ-2” is more appropriate for this site, as it enables the use of the existing commercial building and provides a wide range of opportunity for future development.

**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 Lone Star Community Plan, which encourages the following:

**GOAL LU-3:** Attract/ retain office, retail, and service uses through zoning and development incentives.

**LU-3.1:** Rezone to ensure a community-scale grocery store and neighborhood-scale retail and service businesses such as neighborhood dry cleaners, coffee shops, restaurants, pharmacies, bike shops, and fitness centers are permitted where appropriate. Utilize “special zoning districts” to reduce minimum off-street parking space requirements to facilitate the reuse of existing sites.

**6. Size of Tract:**

The 0.389 acre site is of sufficient size to accommodate the proposed Mid-Intensity Infill Development.

**7. Other Factors:**

The subject property is located within the Lackland Air Force Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant is requesting to rezone from “R-6” to “IDZ-2”, to allow uses permitted in “C-2”, “MF-18” and Stone Fabrication.