



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-1694

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**Agenda Item Number:** 18.

**Agenda Date:** 2/5/2019

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z-2018-900078

**SUMMARY:**

**Current Zoning:** C-2" MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 5, 2019

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Mi Casita Properties

**Applicant:** Vicky Araujo

**Representative:** Vicky Araujo

**Location:** 323 North Zarzamora Street

**Legal Description:** The North 50 feet of Lot 7, and Lot 8-11, Block 11, NCB 2250,

**Total Acreage:** 0.23

**Notices Mailed**

**Owners of Property within 200 feet:** 34

**Registered Neighborhood Associations within 200 feet:** Prospect Hill Neighborhood Association  
**Applicable Agencies:** Lackland Airforce Base, Planning Department

**Property Details**

**Property History:** The subject property is located within the city’s original 36 square miles and was zoned “G” Local Retail District and “C” Apartment District by Ordinance OI-191, dated November 9, 1938. The property converted from “G” Local Retail District and “C” Apartment District to the current “MF-33” Multi-Family District and “C-2” Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “MF-33”, “C-2” and “C-2 IDZ”

**Current Land Uses:** Single-Family Residences and Professional Offices

**Direction:** East

**Current Base Zoning:** “C-2”

**Current Land Uses:** Car Wash and Gas Station

**Direction:** South

**Current Base Zoning:** “MF-33”, “C-3R”, and “C-2”

**Current Land Uses:** Retail Store

**Direction:** West

**Current Base Zoning:** “MF-33”

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

**Overlay and Special District Information:**

"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:** North Zarzamora Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known

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

Routes Served: 75, 76, 77, 103, 275, 276 and 277

**Traffic Impact:** A Traffic Impact Analysis (TIA) determination cannot be determined at this. Applicant cannot provide building use.

**Parking Information:** Minimum parking requirements will depend on the use of the development, which the applicant has not specified. In general, commercial parking is a minimum of 1 per 500 GFA or a maximum of 1 per 300 GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "MF-33" and "C-2". Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired."C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is located within half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

**Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.**

**1. Consistency:**

The subject property is not located within any community or sector plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request introduces uses that are considered incompatible with the surrounding residential uses and the development pattern for the North Zarzamora corridor.

**3. Suitability as Presently Zoned:**

The current "MF-33" Multi-Family District and "C-2" Commercial District are an appropriate zoning for the property and surrounding area.

**4. Health, Safety and Welfare:**

Staff has found indication of likely adverse effects on the public health, safety, or welfare. Introducing high intensity commercial uses closer into the residential area will have a negative impact on the health, safety, or welfare of the nearby residents.

**5. Public Policy:**

The proposed rezoning does appear to conflict with the following goals, principles, and objectives of the SA Tomorrow Comprehensive Plan.

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SA Tomorrow Comprehensive Plan Relevant Goals and Objectives:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods
- GCF Goal 6: Growth and city form support community health and wellness
- GCF Goal 7: Development practices that minimize, mitigate or avoid negative impacts on the city’s natural resources, water supply, water quality, surface waterways and air quality
- GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development
- GCF P21: Work with VIA Metropolitan Transit to develop a long-term transit plan that facilitates transit -supportive development.
- TC P25: Develop incentives and zoning regulations to encourage transit-supportive development

**6. Size of Tract:**

The subject property is 0.23 acres, which would adequately support 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 applicant has noted that the purpose of rezoning to “C-3” is to make the property more marketable. The specific “C-3” uses have not been indicated.