City of San Antonio

Agenda Memorandum

File Number: 19-7909

Agenda Item Number: Z-2.

Agenda Date: 11/7/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700194

SUMMARY:
Current Zoning: "C-1 HL MLOD-2 MLR-2 AHOD" Light Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark 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 for twelve (12) units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 15, 2019

Case Manager: Dominic Silva, Senior Planner

Property Owner: SADA Industries, LLC.

Applicant: SADA Industries, LLC.

Representative: Patrick W. Christensen

Location: 2607 West Houston Street

Legal Description: Lot 10, Lot 11 and Lot 12, Block 31, NCB 2280

Total Acreage: 0.430

Notices Mailed
Owners of Property within 200 feet: 27
Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association
Applicable Agencies: Lackland AFB

Property Details
Property History: The subject properties were included in the original 36 square miles of the City of San Antonio and were originally zoned "B" Residence District and "B-1" Business District and converted to the current "R-4" Residential Single-Family District and "C-1" Light Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

The property was designated an historic landmark by Ordinance 2014-06-19-0492 on June 19, 2014. In 2014, the main structure was eligible for designation based coded criteria at the time. On August 21, 2019, the Historic & Design Review Commission approved the removal of the historic designation overlay as the structure no longer exists.

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

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "R-4"
Current Land Uses: Residential

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Residential

Direction: South
Current Base Zoning: "C-2"
Current Land Uses: Commercial

Direction: West
Current Base Zoning: "R-4"
Current Land Uses: Residential

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: West Houston Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 75, 76, 275, 276.

Thoroughfare: North Chupaderas
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 75, 76, 275, 276.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: Parking is reduced by 50% for "IDZ-2."
Dwelling - 12 units: 1 per unit

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning district designation of "R-4" Residential Single-Family District provides areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

The present zoning district designation of "C-1" Light Commercial District accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses. These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

Proposed: The proposed "IDZ-2" 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.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is located within ½ a mile of the Downtown Regional Center and within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the October 15, 2019 hearing.

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, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:
Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The current "C-1" Light Commercial District and "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area.

The proposed "IDZ-2" is an appropriate zoning for this area as it will serve as an adequate buffer between the "C-2" uses to the south of West Houston Street and the "R-4" residential uses to the north. "IDZ-2" facilitates development on vacant property, such as this one, within existing built-up areas along Houston and Chupaderas Street while also encouraging more density within established neighborhoods where appropriate.

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 rezoning request is not located within an adopted community plan.

"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 of 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 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 4b, because it incentivizes property to encourage development in underutilized urban areas.

6. Size of Tract:
The subject property is 0.430 acres, which would adequately support residential 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.