



City of San Antonio

Agenda Memorandum

File Number:20-6129

Agenda Item Number: 6.

Agenda Date: 10/20/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2020-10700206

SUMMARY:

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

Requested Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density 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 a Dwelling Unit

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2020

Case Manager: Justin Malone, Planner

Property Owner: Springwood Shopping Center, Inc.

Applicant: Sarah Liberty

Representative: Leo Campos

Location: 3331 West Commerce Street

Legal Description: Lot 33 and Lot 34, Block 14, NCB 6362

Total Acreage: 0.1527 acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Prospect Hill

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original thirty-six (36) square miles of San Antonio and was zoned "H" Local Retail District. The former "H" Local Retail District converted to the current "C-3" General Commercial District with the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 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: "MF-33"

Current Land Uses: Single Family Residential

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Single Family 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.

"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.

Transportation

Thoroughfare: West Commerce

Existing Character: Primary Arterial Type B

Proposed Changes: None

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. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: There is no minimum parking requirement for “IDZ-1”.

ISSUE:

None.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center and is 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 Guadalupe Westside Community Plan and is designated as “Low Density Mixed Use” in the future land use plan. The requested base zoning district of “IDZ-1” is consistent with the current 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 requested “IDZ-1” limits potential impacts of the current “C-3” zoning and limits the commercial intensity to the requested “C-1” Light Commercial Uses. Additionally, the residential and light commercial zoning will act as a buffer between other nearby residential and commercially zoned properties.

3. Suitability as Presently Zoned:

The current “C-3” Commercial District is an appropriate zoning for the property situated in the commercial corridor and within the downtown region. The requested “IDZ-1” is more appropriate for the site and the surrounding area as it allows for better utilization of this infill property with a mix of uses and reduced parking and setbacks.

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 Guadalupe Westside Community Plan:

The proposed “IDZ-1” zoning is consistent with the adopted Land Use Plan of the Guadalupe Westside Community Plan, which classifies the subject property as Low Density Mixed-Use. The land use plan for Low Density Mixed Use includes a mix of low intensity residential and commercial lots (adjacent lots, or integrated in one structure) and compatibility between commercial and residential uses. Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops.

Goal 17: Support Existing and Future Businesses

- 17.2: Provide Incentives for New Businesses
 - Create an environment whereby positive business entities find benefit to investing in specific commercial areas and corridors

Goal 19: Enhance Physical Environment

Promote a more sustainable community by strengthening the focus of the physical environment within the planning area

- 19.2: Encourage Rehabilitation of Buildings
 - 19.2.1: Encourage property owners to rehabilitate vacant or deteriorated buildings, especially historic structures
- 19.3: Encourage the development of vacant and substandard parcels
 - 19.3.1: Target development on the various commercial parcels
 - 19.3.2: Strive to create plans that minimize the necessity for relocation
- 19.4: Promote compatibility between businesses and residents
 - 19.4.1: Consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street
 - 19.4.2: Ensure availability of goods and services to serve the local community

Goal 20: Housing

Improve the quality, variety, and accessibility of the private and public housing stock within the Guadalupe Westside Community for individuals of all ages and economic levels

- Objective 20.1: Diversity of housing
 - Promote a diverse variety of housing stock in the community that sustains all ages and economic groups
 - Objective 20.1.1: Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood
 - Objective 20.1.2: Reduce occurrences of commercial encroachment into residential areas
 - Objective 20.1.4: Research and implement strategies that limit the effect of the displacement of current resides as a result of economic development, revitalization and gentrification
- Objective 20.2: Home improvement and maintenance

Improve the quality of the community’s existing housing stock and properties by encouraging investment in maintenance, rehabilitation and infill

 - Objective 20.2.2: Encourage home maintenance and renovations that add value and improve the aesthetics of the neighborhood

The “IDZ” implements the following policies of the master plan:

- The applicant’s request meets 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 meets the Master Plan's Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.
- The applicant's request meets 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 0.1527 acres, which could reasonably accommodate the requested light commercial and single-family dwelling.

7. Other Factors:

The property owner wishes to rezone to "IDZ-1" with uses permitted in "C-1" Light Commercial and for a Dwelling Unit to allow for a single-family home with an office.

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.