



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6480

---

**Agenda Item Number:** 14.

**Agenda Date:** 11/17/2020

**In Control:** Zoning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2020-10700233

**SUMMARY:**

**Current Zoning:** "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 and for eight (8) residential units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 17, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Jose Almeida

**Applicant:** Scott Jones

**Representative:** Scott Jones

**Location:** 2619 South Flores Street

**Legal Description:** Lot 4 and Lot 5, Block 8, NCB 3903

**Total Acreage:** 0.2836 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association, Lone Star Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base

### **Property Details**

**Property History:** The property was part of the Original 36 square miles and zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial 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:** "IDZ"

**Current Land Uses:** Live/Work Units

**Direction:** East

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

**Current Land Uses:** Retail/Industrial

**Direction:** South

**Current Base Zoning:** "I-1", "R-4"

**Current Land Uses:** Commercial/Residential, Single-Family Residence

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single Family Residential

### **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:** South Flores Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Thoroughfare:** West Baylor Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 43, 44, and 243

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required for this project. The proposed use does not exceed the minimum threshold requirements. South Flores is a Secondary Arterial Type B (70-86' ROW-35-43' from centerline). ROW dedication may be required. Access onto S Flores will require an AEVR and will need to meet COSA RID 2020-004.

**Parking Information:** The parking requirement for "IDZ-2" is reduced by 50 percent.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The current zoning district designation of "I-1" accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

**Proposed:** The proposed zoning district designation of "IDZ-2" is designed to allow Mid-Intensity Infill Development. "IDZ" provides flexible standards for setbacks and parking and encourages reuse of underutilized parcels within a qualifying area of the city.

The applicant is requesting "IDZ-2" with uses permitted for Live/Work units and "C-2" Commercial District.

"C-2" districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**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 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 use is consistent with the established development pattern of the surrounding area.

### **3. Suitability as Presently Zoned:**

The current “I-1” General Industrial base zoning district is not appropriate for the surrounding area. The “I-1” allows for a wide range of intense uses from auto sales and repair to gravel storage and sales. The “IDZ-2” Medium Intensity Infill Development Zone down zone is more appropriate. It allows a wide range of “C-2” Commercial uses and residential development. The proposed “IDZ-2” zoning is also a good buffer between the existing Arterial roadway located east of the subject property and the existing single-family residences located to the west. The required site plan will also hold the applicant to the site design and layout.

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

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Lone Star Community Plan:

LU-1: Establish performance standards for industrial uses. Phase out industrial uses that do not comply with performance standards with a combination of zoning changes and relocation assistance.

LU-2: Incorporate site and building design principles including attractive and functional streetscapes, inviting public spaces, creative design and material selection, sustainable development techniques, and a mix of uses in new development and redevelopment projects.

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

- Strategy LU-3.1: Rezone to ensure a community-scale grocery store and neighborhood-scale retail and service business 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.

LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.

- Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/work units, and apartments.

### **5. Public Policy:**

The request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The 0.2836-acre site is of sufficient size to accommodate the proposed commercial zoning for live/work units.

### **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, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

The applicant is requesting to rezone from “I-1” to “IDZ-2” with uses permitted in “C-2” Commercial District. The intended use of the property is to construct 8 live/work units acting as a “buffer” between the R-6 property

to the east and the Commercial/Industrial property to the west and the multi-family property to the south. Additionally, the intent is to promote community development by attracting residents who can live and work within the community.