



City of San Antonio

Agenda Memorandum

File Number:21-4274

Agenda Item Number: 15.

Agenda Date: 6/15/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT: Zoning Case Z2021-10700116

SUMMARY:

Current Zoning: "I-2 RIO-7E MLOD-2 MLR-2 AHOD" General Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-2 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ RIO-7E MLOD-2 MLR-2 AHOD" Commercial Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 IDZ MLOD-2 MLR-2 AHOD" Commercial Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 15, 2021

Case Manager: Joyce Palmer, Planner

Property Owner: Alex Bahrami, Lachapelle LLC

Applicant: Alex Bahrami, Lachapelle LLC

Representative: Patrick Christensen

Location: 119 and 135 West LaChapelle

Legal Description: 0.901 acres out of NCB 2827 and 0.3920 acres out of NCB 2827

Total Acreage: 1.311 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: JBSA Lackland Air Force Base

Property Details

Property History: The subject property was a part of the original 36 square miles of the City of San Antonio and zoned "L" First Manufacturing District. The previous "L" First Manufacturing District converted to the current "I-2" Heavy Industrial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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: "I-2"

Current Land Uses: Storage warehouse, vacant

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Manufacturing

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Storage warehouse, vacant

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Single-family dwelling, open space

Overlay and Special District Information:

The "RIO-7E" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

"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.

"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"

The Infill Development Zone (IDZ) District 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. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: West LaChapelle

Existing Character: Local

Proposed Changes: None

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

Routes Served: 43, 44, 51

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: The parking requirement for a commercial property is one parking space per 300 square feet gross floor area.

The addition of an “IDZ” overlay waives parking.

ISSUE: None.

ALTERNATIVES:

Current: The current “I-2” Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed: The proposed “C-2” Commercial District 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.

The proposed “IDZ” overlay would waive the parking minimum requirements.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or 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 and is currently designated as “High Density Mixed Use.” The requested “C-2” base zoning district 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 rezoning would reduce the intensity of zoning from “I-2” Heavy Industrial to “C-2” Commercial. The proposed “IDZ” as an Overlay would waive the parking minimum requirements.

3. Suitability as Presently Zoned:

The current “I-2” Heavy Industrial District is not an appropriate zoning for the property and surrounding area. The proposed “C-2 IDZ” Commercial Infill Development Zone constitutes a downzoning and is appropriate for the area.

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 Lone Star Community Plan:

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

Strategy LU-1.4: Encourage efforts to provide buffer areas and landscaping or neighborhood/ community commercial uses between Business Park and adjoining uses. Encourage the use of buffer areas for community events as business needs allow.

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 into new development and redevelopment projects.

6. Size of Tract:

The subject property is 1.311 acres, which could reasonably accommodate commercial 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, JB SA was notified of the proposed request.

This property is designated in the RIO-7E. Any proposed exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. 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 site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for this project.