



City of San Antonio

Agenda Memorandum

File Number:21-4556

Agenda Item Number: 8.

Agenda Date: 7/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2021-10700110

SUMMARY:

Current Zoning: "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Southstar at Verano Investment LLC

Applicant: Patriot Community Development, Inc.

Representative: Brown & Ortiz, P.C.

Location: 10700 South Zarzamora Street

Legal Description: 10.69 acres out of CB 4005

Total Acreage: 10.69

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed by Ordinance 96559, dated January 05, 2003 and zoned "MI-1" Mixed Industrial District. The property was rezoned by Ordinance 2007-12-06-1278, dated December 6, 2007 to the "FBZD" Form Based Zone District. The property was rezoned again by Ordinance 2016-01-28-0055, dated January 28, 2016 to the current "MPCD" Master Planned Community 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: "C-2P" and "MPCD"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "FBZ"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "MPCD"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-2P" and "FBZ"

Current Land Uses: Stone Curing, Monument - Manufacturing

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 Zarzamora

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

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

Routes Served: 672

Traffic Impact: Zarzamora is identified on the City's Major Thoroughfare Plan as (Enhanced Secondary Arterial 120' - 142' ROW). ROW Dedication may be required, and improvement may be required. Arterials

require min 48' pavement - 24' from centerline. Per UCD Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks.

Parking Information: The minimum parking requirement for multi-family use is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "MPCD" Master Planned Community District was established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

Proposed: The proposed "MF-33" Multi-Family District permit for a 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Texas A&M - San Antonio Regional Center and located within the 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 Heritage South Sector Plan and is currently designated as "Mixed Use Center" and "General Urban Tier" in the future land use component of the plan. The requested "MF-33" 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 proposed "MF-33" Multi-Family District is compatible with the surrounding "C-2" Commercial and "FBZD" Form Based Zoning District. Additionally, the proposed rezoning results in less intensity and traffic due to the downzoning of approximately 3 acres of commercial.

3. Suitability as Presently Zoned:

The current "MPCD" Master Planned Community District is an appropriate zoning for the property and surrounding area. The proposed "MF-33" Multi-Family District will introduce multi-family use on South Zarzamora, South of Loop 410, which is appropriate in the Premium Transit Corridor.

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 Heritage South Sector Plan:

Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multi-family, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Housing Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

Relevant Sector Plan goals/policies:

Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types.

Strategy Hou 1-1: Encourage a mix of housing types, including multi-family homes, custom homes, garden homes and/or "life cycle" housing in higher-density areas and strategic nodes.

Hou 1.2 Encourage higher density housing at strategic nodes.

6. Size of Tract:

The subject property is 10.69 acres, which could reasonably accommodate multi-family use.

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 Military indicated that there are no objections to the request.

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.

Applicant is proposing multi-family development, not to exceed 33 units per acre.