



City of San Antonio

Agenda Memorandum

Agenda Date: December 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700287

SUMMARY:

Current Zoning: "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units

Requested Zoning: "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units for a Major Site Plan Amendment

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Ion Homes & Resort USA, LLC c/o Idowu Ntoka

Applicant: Ion Homes & Resort USA, LLC c/o Idowu Ntoka

Representative: Ion Homes & Resort USA, LLC c/o Idowu Ntoka

Location: 102 and 166 J Street

Legal Description: the north 100 feet of Lots 1 and 2, Block 9, NCB 1567

Total Acreage: 0.2296 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Martindale, Waste Management

Property Details

Property History: The property was located within the original 36 square miles of the City of San Antonio and zoned “J” Commercial District. The property was rezoned by Ordinance 79329, dated December 16, 1993, to “R-2” Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-2” Two-Family Residence District converted to “RM-4” Residential Mixed District. The property was rezoned by Ordinance 2023-11-02-0810, dated November 2, 2023, to the current “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for six (6) dwelling units.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “RM-4,” “C-3 R”

Current Land Uses: Single-Family Dwellings, Park

Direction: South

Current Base Zoning: “RM-4,” “C-1”

Current Land Uses: Single-Family Dwellings, Church

Direction: East

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Dwellings, Concrete Contractor, Construction Machine Rental Service

Direction: West

Current Base Zoning: “RM-4,” “C-3R”

Current Land Uses: Single-Family Dwellings, Auto Repair Shop, Vacant land

Overlay District Information:

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District 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.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

The Infill Development Zone (IDZ) District provides flexible standards for developments. 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: J Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Clark Avenue

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 28, 230

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for multi-family dwellings is 1.5 spaces per unit and the maximum requirement is 2 spaces per unit. "IDZ-2" waives the minimum parking requirement by 50%.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "IDZ-2" Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre and uses permitted in "C-2" and "O-1.5". All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The "IDZ-2" base zoning district permits uses for six (6) dwelling units.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The “IDZ-2” base zoning district permits uses for six (6) dwelling units.

The change of zoning request is for a Major Site Plan Amendment to reduce the front setback from ten feet (10’) to five feet (5’).

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from 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 approval criteria below.

1. **Consistency:** The subject property is located within the Eastside Community Area Plan, adopted 2024, and is currently designated as “Employment/Flex 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 does not find 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. Surrounding properties are “RM-4” Residential Mixed District, “C-1” Light Commercial District, and “C-3 R” General Commercial Restrictive Alcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted for six (6) dwelling units is an appropriate zoning for the property and surrounding area. The applicant is requesting a Major Site Plan Amendment to reduce the front setback from ten feet (10’) to five feet (5’). Per Section 35-343.01(8)(C)(5.) a decrease in the perimeter buffer triggers a major site plan amendment. The updated request will hold the applicant to a prescribed site plan and will require additional review if there are any major changes.
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 request does not appear to conflict with any public policy. Relevant Goals and Policies of the Eastside Community Area Plan may include:

- **Housing Recommendation #1:** Support diverse infill housing and reinvestment in existing dwellings that reflect historic pedestrian-oriented development patterns.
- **Housing Strategy 1.2:** Allow additional dwellings or secondary uses on lots with existing buildings, to support the preservation of the existing buildings and increase opportunities for housing options that are affordable to different residents.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **Housing Goal 2:** A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- **Housing Goal 6:** Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

6. **Size of Tract:** The 0.2296 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The zoning change request is a Major Site Plan Amendment request for a reduced front setback to allow a 5-foot front setback.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JB SA were notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The applicant is requesting a 5-foot front setback.

At this time, the Solid Waste Management Department is unable to determine if the proposed IDZ development would be eligible for City waste services. The proposed residential unit could be eligible for City waste services if the requirements in the Solid Waste City Ordinance Chapter 14 and IB-576 are met for the IDZ layout. Should this development not meet the criteria for City waste services, it is recommended the developer be prepared to procure waste and/or dumpster services from a waste hauling business. Note: On-street parking for IDZ developments prevents the City from collecting waste bins.