



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 17, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

ZONING CASE Z-2024-10700287

**SUMMARY:**

**Current Zoning:** x

**Requested Zoning:**

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** x

**Case Manager:** x

**Property Owner:** x

**Applicant:** x

**Representative:** x

**Location:** x

**Legal Description:** x

**Total Acreage:** x

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** x

**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:** x

**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:** x

**Adjacent Base Zoning and Land Uses**

**Direction:** x

**Current Base Zoning:** x

**Current Land Uses:** x

**Direction:** x

**Current Base Zoning:** “RM-4,” “C-1”

**Current Land Uses:** x

**Direction:** x

**Current Base Zoning:** x

**Current Land Uses:** x

**Direction:** x

**Current Base Zoning:** x

**Current Land Uses:** x

**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:**

x

**ALTERNATIVES:**

**Current Zoning:** 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:**

x

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

x

**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:** x
  2. **Adverse Impacts on Neighboring Lands:** x
  3. **Suitability as Presently Zoned:** x
  4. **Health, Safety and Welfare:** x
  5. **Public Policy:** x 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:** x
  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 JBSA 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.