



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 5, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2024-10700244

**SUMMARY:**

**Current Zoning:** "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family 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-1" Light Commercial District, Medical Clinic (Physician and/or Dentist), Party House/Reception Hall/Meeting Facilities, and seventy-five (75) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 5, 2024

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** Emanuel United Methodist Church

**Applicant:** Scott Price

**Representative:** Scott Price

**Location:** 3223 West Poplar Street and 1425 Northwest 24<sup>th</sup> Street

**Legal Description:** Lots 20-22, NCB 6797 and Lot 7, NCB 61

**Total Acreage:** 4.3009

**Notices Mailed**

**Owners of Property within 200 feet:** 79

**Registered Neighborhood Associations within 200 feet:** West End Hope in Action Neighborhood Association and Prospect Hill Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base, Planning Department, Solid Waste Management

**Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

**Code & Permitting Details:**

There is no code enforcement or 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:** R-4, C-1, C-3R

**Current Land Uses:** Vacant, Grocery Store

**Direction:** South

**Current Base Zoning:** R-4, R-3, C-1

**Current Land Uses:** Grocery Store, Residential Dwellings

**Direction:** East

**Current Base Zoning:** R-4, C-3, C-2

**Current Land Uses:** Residential Dwellings, Restaurant

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwellings

**Overlay District Information:**

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.

The "MLOD-2" Lackland 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.

**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:** West Poplar Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Northwest 24<sup>th</sup> Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None

**Public Transit:** There public transit within walking distance of the subject property.

**Routes Served:** 77, 277, 89, 522, 289

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** "IDZ-2" waives the minimum parking requirement by 50%.

The minimum parking requirement for Dwelling – Multi-Family is 1.5 spaces per unit, and the maximum parking requirement is 1.9 per unit. The minimum parking requirement for Medical – clinic (physician and/or dentist) is 1 space per 400sf of Gross Floor Area. The minimum parking requirement for Clubhouse – private including lodges and meeting halls is 1 space per 3 persons.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "R-4" Residential Single-Family District allows for a single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: "IDZ-2" Medium Intensity Infill Development Zone District 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 proposed "IDZ-2" would allow for uses permitted in "C-1" Light Commercial District, Medical Clinic (Physician and/or Dentist), Party House/Reception Hall/Meeting Facilities, and seventy-five (75) dwelling units

**FISCAL IMPACT:**

None

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

The subject property is not located with a Regional Center but is within ½ a mile of the Bandera 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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. Properties surrounding the subject site are zoned “C-3” General Commercial District, “C-1” Light Commercial District, and “R-4” Residential Single-Family District.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “C-1” Light Commercial District, Medical Clinic (Physician and/or Dentist), Party House/Reception Hall/Meeting Facilities, and seventy-five (75) dwelling units is also appropriate. The subject property is situated in an area with a mix of residential and commercial uses, consistent with the proposed mixed use infill development. Additionally, the proposal is consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing population at all income levels. The development would be subject to a prescribed site plan, and deviation from the approved document could potentially warrant additional council consideration.
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 Comprehensive Plan may include:
  - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
  - GCF Goal 6: Growth and city form support community health and wellness.
  - GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

- GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.
- GCF P10: Develop a plan to preserve and maintain affordable housing within revitalizing neighborhoods and along transit corridors.

**6. Size of Tract:** The 4.3009-acre site is of sufficient size to accommodate the proposed mixed use infill development.

**7. Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. The proposed rezoning would allow 75 units.

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 has indicated that there are no objections to this request.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.