



City of San Antonio

Agenda Memorandum

Agenda Date: October 4, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2022-10700165

SUMMARY:

Current Zoning: "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Irma Sotelo

Applicant: Lupe Sanchez

Representative: Lupe Sanchez

Location: 1527 Hillcrest Drive

Legal Description: 0.572 Acres out of NCB 11577

Total Acreage: 0.572 Acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Donaldson Terrace

Applicable Agencies: Department of Transportation, Lackland Airfield Base

Property Details

Property History: The subject property is currently zoned “C-2 MLOD-2 MLR-2 AHOD” “R-5 MLOD-2 MLR-2 AHOD”. The property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952, and originally zoned “A” Single-Family Residence District. A portion of the property was rezoned by Ordinance 77052 dated December 10, 1992, to “B-2” Commercial District. With adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the portion of the property zoned “A” Single-Family Residence District converted to the current “R-5” Single-Family Residential District, and the portion of the property zoned “B-2” Commercial District converted to the current “C-2” Commercial 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: "R-5"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: “C-2” “R-5”

Current Land Uses: Residential Dwelling, Walgreens

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling, Fire Station

Direction: West

Current Base Zoning: “R-5” “C-2” “C-3”

Current Land Uses: Culebra Meat Market, Retail Strip, Church

Overlay District Information:

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.

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: Hillcrest Drive

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Bandera Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

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

Routes Served: 88, 288, 509

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 a multifamily dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-5" Residential Single-Family District permits dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: Allows rezoning requests up to 18 units per acre, and uses permitted in "C-1" and "O-1". 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-1" would allow six (6) dwelling units on the property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is in proximity to the Bandera Road 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 Near Northwest Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ-1” 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. The property is near the intersection of Hillcrest Drive and Bandera Road, in proximity to commercial zoning designations with mid to high levels of intensity. While there are single family residential uses in immediate proximity to the subject property, the proposed “IDZ-1” Limited Infill Development Zone with uses permitted for six (6) dwelling units can serve as a buffer between existing residential and established commercial developments.
3. **Suitability as Presently Zoned:** The current “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Infill Development Zone with uses permitted for six (6) dwelling units is also appropriate. The property sits directly in between properties zoned “C-2” Commercial District and “R-5” Residential Single-Family District. The proposed base zoning district would provide a suitable transition between the two zoning designations and provide an additional housing type to the area. The proposed limited density housing also supports the goal of the Strategic Housing Implementation Plan to address the growing San Antonio population and housing needs.
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 objectives of the Near Northwest Community Plan, which support diverse housing types and density:
 - Goal 3 - Housing Preserve and revitalize the community’s unique mix of quality housing:
 - o Objective 3.1: Rental Housing Provide well-maintained housing for a mix of incomes.
 - o Objective 3.4: Housing Development Encourage new housing development that is compatible with the community’s character.
 - o Objective 3.5: Community Promotion Promote the strengths of the Near NW Community as a place to live, work and play.
6. **Size of Tract:** The subject property is 0.572 acres, which can reasonably accommodate a multi-family residential development.

7. **Other Factors** The applicant intends to rezone the portion of the property zoned “R-5” Residential Single-Family to “IDZ-1” Limited Infill Development Zone with uses permitted for 6 units to accommodate a 6-unit apartment on the property. The property is currently occupied by a single-family home that would be demolished should the property be successfully rezoned.

The subject property is located within the Lackland Airfield Base 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.