



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 19, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE ZONING-Z-2022-10700309

**SUMMARY:**

**Current Zoning:** "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-3 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-four (24) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 6, 2022

**Case Manager:** Camryn Blackmon, Planner

**Property Owner:** HBN Investments, LLC

**Applicant:** Marex Solutions

**Representative:** Marex Solutions

**Location:** 821 Northwest 19th Street

**Legal Description:** Lot 5, Block 35, NCB 3634

**Total Acreage:** 0.1942

**Notices Mailed**

**Owners of Property within 200 feet:** 42

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

**Applicable Agencies:** Lackland

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail 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 floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2

**Current Land Uses:** Church

**Direction:** East

**Current Base Zoning:** C-2

**Current Land Uses:** Single-Family Dwelling

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Single-Family Dwelling

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Dwelling

**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:** Northwest 19<sup>th</sup> Street

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** Ruiz Street

**Existing Character:** None

**Proposed Changes:** None Known

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

Routes Served: 79 and 277

**Traffic Impact:** \*\*The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report is Not Required

**Parking Information:** Minimum Parking requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “C-2” Commercial District accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “IDZ-3” Medium Intensity Infill Development allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density 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-3” would allow 24 dwelling units to a prescribed site plan.

**FISCAL IMPACT:**

None.

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

Subject property is not located in or within ½ mile from a Regional Center but located within ½ a mile from the Zarzamora Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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. Surrounding properties are zoned "R-4" "C-2" and "MF-33." Thus, the proposed level of zoning intensity is already established in the area.
3. **Suitability as Presently Zoned:** The existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-3" Medium Intensity Infill Development with uses permitted for twenty-four (24) dwelling units is also appropriate. It appears that the site had previously been utilized for residential development. The applicant proposes to rezone to an Infill Development Zone which is appropriate to rehabilitate and underutilized property. The proposed "IDZ-3" Medium Intensity Infill Development with uses permitted for twenty-four (24) dwelling units is also in alignment with the goals and objectives of the Strategic Housing Implementation Plan which promotes residential development of all types to meet the growing housing needs in San Antonio for various socioeconomic income levels.
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 San Antonio Tomorrow Plan.

**Housing Goals:**

- Housing Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors. Policy 22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

- Housing Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center. Policy 28: Explore commercial and industrial areas in the core of the city for conversion to residential or mixed-use.
6. **Size of Tract:** The 0.1942 acre site is of sufficient size to accommodate the proposed residential development.
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 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 proposed use is for twenty-four (24) dwelling units.

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.