



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 21, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2023-10700025

**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-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 21, 2023

**Case Manager:** Elizabeth Steward, Zoning Planner

**Property Owner:** Suitan Zaqtan

**Applicant:** Suitan Zaqtan

**Representative:** Suitan Zaqtan

**Location:** 1508 Leal Street

**Legal Description:** Lot 4A, 4B, and 5A, Block 7, NCB 2202

**Total Acreage:** 0.2828

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Applicable Agencies:** Lackland Air Force Base, Planning Department

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and 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.

**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:** R-6

**Current Land Uses:** Single Family Residence

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Two Dwelling Units

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Single Family Residence

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Single Family Residence

**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:**

N/A

**Transportation**

**Thoroughfare: Leal Street**  
**Existing Character: Local**  
**Proposed Changes: None Known**

**Public Transit:** There is public transit within walking distance of the subject property. Routes served: 79, 277, 103

**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:** The minimum parking for a Single Family Residence is 1 space per unit.

**Thoroughfare: Leal Street**  
**Existing Character: Local**  
**Proposed Changes: None Known**

**Public Transit:** There is public transit within walking distance of the subject property. Routes served: 79, 277, 103

**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:** The minimum parking for a Single-Family Residence is 1 space per unit. "IDZ-1" waives the minimum parking requirement.

**ISSUE:**  
None.

**ALTERNATIVES:**

Current Zoning: "R-4" Residential Single-family allows dwellings (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-1" 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.

**FISCAL IMPACT:**  
None.

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

The subject property is located within ½ mile of the Zarzamora Metro Premium Transit Corridor and the Commerce-Houston Premium Transit Corridor but is not located within a Regional Center.

## **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. Surrounding properties are zoned “R-4” Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for two (2) dwelling units is also an appropriate zoning for the property and surrounding area. The area benefits from the code conversion of the “B” District to “R-4” conversion, which allows two attached units. The applicant proposes a different configuration but no more than two (2) units, which will be detailed in the submitted site plan. Allowing for additional housing is also consistent with the goals of the Strategic Housing Implementation Plan which encourages residential development.
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.
  - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
  - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
  - H 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.
  - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
  - H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
  - H P18: Encourage housing to be built with, near or adjacent to retail uses.
  - H P30: Ensure infill development is compatible with existing neighborhoods.
6. **Size of Tract:** The 0.2828 acre site is of sufficient size to accommodate the proposed residential development.

7. **Other Factors:** The applicant intends to build a second residential dwelling unit on the rear of the property fronting on Monclova Street.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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.