



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 15, 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 Z-2023-10700013

**SUMMARY:**

**Current Zoning:** "R-6 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 up to thirty-seven (37) dwelling units, Recreational Facility-Neighborhood, and a Church

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 2, 2023. This item was continued from the March 7, 2023, March 21, 2023, and April 18, 2023 hearings.

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Verge Productions

**Applicant:** Mitsuko Ramos

**Representative:** Mitsuko Ramos

**Location:** 3915 Flagle Street

**Legal Description:** 3.485 acres out of NCB 8248

**Total Acreage:** 3.485 acres

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Memorial Heights Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base, Parks and Recreation, and Planning Department

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 2590, dated September 5, 1945, and originally zoned "C" Apartment District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "C" Apartment District converted to "MF-33" Multi-Family District. The property was rezoned by Ordinance 98010 dated August 14, 2003 to the current "R-6" Residential Single-Family District.

**Topography:** The property does not include any abnormal physical features such as slope, but does have incursion in a flood plain towards the back of the property.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "UZROW"

**Current Land Uses:** Vacant- Floodplain

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Public Elementary School

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Pump station

**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:** Flagle Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Allsup Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

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

**Routes Served:** 77

**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 single-family development is one parking space per unit. The minimum parking requirement for a recreational facility is 1.5 parking spaces per 1,000 square feet of gross floor area. The minimum parking requirement for a church is 1 per 8 seats.

The IDZ-1 base zoning district waives the parking requirement.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. Overlay district that imposes height restriction near civilian and military airports.

**Proposed Zoning:** “IDZ-1” Limited Intensity Infill Development Zone District 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 proposed “IDZ-1” Limited Intensity Infill Development will allow for thirty-seven (37) dwelling units and a church with recreational facility.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center but is within a ½ mile of the Commerce- Houston 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 located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” 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 which is primarily residential single-family.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for thirty-seven (37) units is also appropriate for the property given its size and placement within the area, adjacent to a school. If the property were developed as a “R-6” subdivision, there could be a potential of fifty (50) units constructed on the property. The proposed “IDZ-1” limits the density and design to a submitted site plan. The “IDZ-1” also restricts the height of the units to 2.5 stories and 35-feet. The proposed rezoning request is aligned with the Strategic Housing Implementation Plan which encourages diversified housing types to meet the growing housing needs of the city at all 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 West/Southwest Sector Plan:
  - Goal HOU-1 - Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
    - HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.
  - Goal HOU-2 - New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.
  - HOU-3.1 - Re-invest in existing residential neighborhoods.

- Goal COM-3 - A variety of community gathering sites are conveniently located and accessible to all residents.
    - COM-3.1 - Locate new community gathering sites, such as libraries and community centers, near existing neighborhoods.
  - Goal LU-1 - Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
6. **Size of Tract:** The subject property is 3.485 acres, which can reasonably accommodate the residential development.
7. **Other Factors:** The applicant intends to rezone to “IDZ-1” to develop thirty-seven (37) residential units on the property with a neighborhood church with recreational facility.

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, and a church to feature a community center.