



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** August 17, 2023

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2023-10700151

**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-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 for four (4) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 18, 2023

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Meyer Miller Developers, LLC

**Applicant:** Meyer Miller Developers, LLC

**Representative:** P. W. Christensen, P. C.

**Location:** 3034 West Salinas Street

**Legal Description:** Lots 1 and 2, Block 11, NCB 2250

**Total Acreage:** 0.1377

**Notices Mailed**

**Owners of Property within 200 feet:** 55

**Registered Neighborhood Associations within 200 feet:** Prospect Hill

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

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned "G" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "G" 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:** R-3 IDZ CD for 3 Dwelling Units, C-2

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

**Direction:** South

**Current Base Zoning:** MF-33

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

**Direction:** East

**Current Base Zoning:** C-2, MF-33

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

**Direction:** West

**Current Base Zoning:** C-2, MF-33

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

**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:** West Salinas Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** North Murry Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Huntington

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 77, 103, 277

**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:** The minimum parking requirement for Multi-Family dwellings is 1.5 spaces per unit, and the maximum is 2 spaces per unit.

“IDZ-2” waives the minimum parking requirement by 50%.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: “C-2” Commercial District accommodates 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-2” Medium Intensity Infill Development Zone 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 four (4) dwelling units.

**FISCAL IMPACT:**

None

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

The subject property is not located within a Regional Center, but within ½ a mile from the Zarzamora and Commerce-Houston Premium Transit Corridors

**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. The surrounding properties are zoned “MF-33” Multi-Family District and “C-2” Commercial District.
- 3. Suitability as Presently Zoned:** The existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-2" Medium Intensity Infill Development Zone for uses permitted for four (4) dwelling units is also an appropriate. The proposed rezoning consolidates the varied zoning in the area and aligns with the Strategic Housing Implementation Plan (SHIP) to provide additional housing stock in the City. Additionally, the rezoning requires a site plan that limits the residential density, provides a site layout and a perimeter setback.
- 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 objective. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
  - 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 P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.
- 6. Size of Tract:** The 0.1377 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, proposing four (4) dwelling units.