



City of San Antonio

Agenda Memorandum

Agenda Date: October 12, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE ZONING-Z-2023-10700231

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-3 MLOD-2 MLR-2 AHOD" High 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: September 19, 2023

Case Manager: Alfonso Camacho, Senior 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. On February 02, 2023, City Council approved Ordinance 2023-02-02-0067 amending the official zoning map for IDZ-3 (from C-2) for the subject property. On August 03, 2023, the City Council approved Ordinance 2023-08-03-0516 for the Prospect Hill Large Area Rezoning which amended the zoning of the subject property to "R-6" Residential Single-Family District (without taking the previous ordinance into account).

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: Church

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: R-6

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 19th 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: “R-6” Residential Single-Family District permits a Single-family dwelling (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.

Proposed Zoning: “IDZ-3” High 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-6" "R-4" and "C-2." Thus, the proposed level of zoning intensity is already established in the area.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-3" High Intensity Infill Development with uses permitted for 24 dwelling units is also appropriate. The rezoning to "IDZ-3" High Intensity Infill Development District with uses permitted for 24 dwelling units maintains the residential development pattern of the surrounding area.
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, JB SA 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.