



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 2, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2022-10700181

**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 three (3) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 2, 2022

**Case Manager:** Kellye Sanders, Senior Planner

**Property Owner:** Soflo Investments, LLC

**Applicant:** KLove Engineering

**Representative:** Kevin Robertson

**Location:** 230 Cassiano Street and 232 Cassiano Street

**Legal Description:** The east 45 feet of Lot 14, the east 50 feet of the west 66.8 feet of Lot 14, the west 16.8 feet of Lot 14, and Lot 15, NCB 2828

**Total Acreage:** 0.3166

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Collins Garden

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "C" Apartment District was converted to "MF-33" Multi-Family District. It was rezoned by Ordinance 2006-12-14-1441, dated December 14, 2006, to the current "R-6" 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:** I-2

**Current Land Uses:** Railroad

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** Elementary School

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant Green Space

**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:** Cassiano Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance.

**Routes Served:** 43, 44, 51 and 243

**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:** “IDZ-1” waives the minimum parking requirement.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential Single-Family District permits 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-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” would allow up to three (3) dwelling units.

**FISCAL IMPACT:** None.

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

Subject property is located within ½ a mile from the Downtown Regional Center and within ½ a mile from the Rockport Subdivision Premium Transit Corridor

**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 located within the Lone Star Community Plan and is currently designated as "Low Density Mixed Use" in the future land use component of the plan. The requested "IDZ-1" base zoning district with uses permitted up to three (3) dwelling units 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.
3. **Suitability as Presently Zoned:** The existing "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 is also an appropriate zoning, keeping the same single family detached development as the existing zoning per a prescribed site plan.
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 of the Lone Star Community Plan.
  - LU-5: Relax development code requirements that prevent or significantly increase the cost of improving and reusing existing commercial buildings along the major corridors and redeveloping vacant and underutilized parcels; provide fee waivers and utilize TIRZ funds to offset the costs of returning these properties to productive use.
  - LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.
    - o Strategy LU-6.1: Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/work units, and apartments.
6. **Size of Tract:** The 0.3166 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 property is proposed for development of a residential subdivision with lot sizes of 4,756 square feet. At 0.3166 acres, there could potentially be development of five (5) lots. The applicant is proposing three (3) lots with one home on each lot for a total of three (3) dwelling units.