



City of San Antonio

Agenda Memorandum

Agenda Date: February 21, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2022-10700352

SUMMARY:

Current Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2023

Case Manager: Ann Benavidez, Planner

Property Owner: Idowu Ntoka

Applicant: Idowu Ntoka

Representative: Idowu Ntoka

Location: 114 Packard Street, 118 Packard Street, and 202 Packard Street

Legal Description: Lots 23-25, Block 11, NCB 7933

Total Acreage: 0.39 Acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Lackland Airforce Base, Texas Department of Transportation, and Planning Department

Property Details

Property History: The properties were annexed into the City of San Antonio on September 22, 1944, by Ordinance 1391, and was originally zoned "B" Residence District. The properties were rezoned by Ordinance 76368 dated August 27, 1992, to "R-7" Small Lot Home District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the properties zoned "R-7" Small Lot Home 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3R"

Current Land Uses: Carwash

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "C-3" "C-3R"

Current Land Uses: Bar, Inn

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:

None.

Transportation**Thoroughfare:** Packard Street**Existing Character:** Local**Proposed Changes:** None Known**Thoroughfare:** Crystal**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 51, 103**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 a duplex is 1 parking space per unit. The multi-family parking requirement is 1.5 parking spaces required per unit, and this requirement goes into effect at three (3) units or more.**Thoroughfare:** Packard Street**Existing Character:** Local**Proposed Changes:** None Known**Thoroughfare:** Crystal**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 51, 103**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 a duplex is 1 parking space per unit. The multi-family parking requirement is 1.5 parking spaces required per unit, and this requirement goes into effect at three (3) units or more.**ISSUE:**

None.

ALTERNATIVES:**Current Zoning:** Single-family dwelling (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:** Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a

minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools.

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 Zarzamora 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 Nogalitos/South Zarzamora Community Plan and is currently designated as “Mixed” in the future land use component of the plan. The requested “RM-4” 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. While the property abuts a neighborhood comprised mostly of single-family zoning, it resides on a block that essentially buffers the low-density residential development pattern from Nogalitos Street and other high intensity commercial designations. Surrounding zoning designations and land uses that are found in proximity are mixed.
3. **Suitability as Presently Zoned:** The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “RM-5” Residential Mixed District is also appropriate. The property is currently undeveloped and is situated on a mostly commercial island, with single family zoning to the south. This is an appropriate location for residential density infill development, as the surrounding zoning designations permit uses that are not the most ideal in proximity to single-family development. Additionally, this request offers an alternate housing type to the area, and aligns with the goals of the Strategic Housing Implementation Plan (SHIP).
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 Nogalitos/South Zarzamora Community Plan:
 - **Goal 1- Housing:** Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

- o Objective 1.2 - Diversity of Housing: Provide a variety of housing types that sustain all ages and economic groups.

- **Goal 2- Community Character and the Environment:**

- o Objective 2.1 Neighborhood Character and Appearance: Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.

6. **Size of Tract:** The subject property is 0.39 Acres, which can reasonably accommodate the proposed residential infill 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 intends to rezone to “RM-5” to develop three duplexes on each respective property.

For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.