



City of San Antonio

Agenda Memorandum

Agenda Date: May 2, 2023

In Control: Zoning Commission Meeting

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 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 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.