



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 19, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**  
ZONING CASE Z-2024-10700028

**SUMMARY:**

**Current Zoning:** "R-5 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 Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for ten (10) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 19, 2024

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Abelar Interests LLC

**Applicant:** Abelar Interests LLC

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

**Location:** 147 West Quill Drive

**Legal Description:** Lot 17D, Block A, NCB 11531

**Total Acreage:** 0.8574 acres

**Notices Mailed****Owners of Property within 200 feet:** 14**Registered Neighborhood Associations within 200 feet:** Woodlawn Hills Neighborhood Association**Applicable Agencies:** Lackland, Planning Department**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned A" Single-Family Residence District converted to the current "R-5" Residential Single-Family District.

**Code & Permitting Details:**

Residential Fence Application (RES-FEN-APP21-31801052) August, 2021

**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:** "C-2NA", "C-3", "C-3R"**Current Land Uses:** Retail, Car Sales**Direction:** South**Current Base Zoning:** "R-5", "MF-33"**Current Land Uses:** Single Family Dwellings, Elementary School**Direction:** East**Current Base Zoning:** "C-2", "R-4"**Current Land Uses:** Office Warehouse, Single-Family Dwellings**Direction:** West**Current Base Zoning:** "R-5", "C-1", "MF-33"**Current Land Uses:** Single-Family Dwellings, Vacant, Apartments**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:**

None

**Transportation**

**Thoroughfare:** West Quill Drive

**Existing Character:** Minor Secondary Arterial B

**Proposed Changes:** None Known

**Thoroughfare:** Bandera Road

**Existing Character:** Principal Primary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Hillcrest Drive

**Existing Character:** Minor Secondary Arterial B

**Proposed Changes:** None Known

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

**Routes Served:** 88, 288

**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\*\*

TIA Report is Not Required.

**Parking Information:** The minimum parking requirement for ten dwelling units is 1 space per unit.

“IDZ-1” waives the minimum parking requirement.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-5” Residential Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: “IDZ-1” Limited Intensity Infill Development Zoning 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 for ten (10) dwelling units

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center but is located within ½ a mile from the Bandera 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, adopted in 2011, and is currently designated as “Mixed Use Center” 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.
3. **Suitability as Presently Zoned:** The current "R-5" Residential Single-Family is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted for ten (10) units is also appropriate. The use and density aligns with the surrounding mixed use center development pattern. The site plan prescribed by the “IDZ-1” base zoning designation will regulate various development aspects such as unit layout, size, and the layout of the parking; deviation from the approved document could warrant additional City Council consideration. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of additional housing stock to accommodate the City’s growing population.
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. Relevant goals and objects of the 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 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
  - H P30: Ensure infill development is compatible with existing neighborhoods.
  - 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.

Relevant goals and policies of the West/Southwest Sector Plan may include:

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
  - o HOU-1.1 Promote quality design and construction for new housing.
  - o HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.
- HOU-3.1 Re-invest in existing residential 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 0.8574, which could reasonably residential development.

**7. Other Factors:** The applicant intends to rezone to “ID-1” to develop ten (10) dwelling units on the property.

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 indicates ten attached dwelling units on the property.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.

If an "IDZ" zoned property abuts a single-family use or zone then the structure shall not exceed two and one-half (2.5) stories or thirty-five (35) feet in height if the structure is fifty (50) feet or less from the single-family use or zone.