



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 6, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**  
ZONING CASE Z-2022-10700267

**SUMMARY:**

**Current Zoning:** "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for seven (7) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 21, 2023

**Case Manager:** Adolfo Gonzalez, Planner

**Property Owner:** Lorie E. Alderete

**Applicant:** Javier Yu

**Representative:** Javier Yu

**Location:** 834 SW 36th Street

**Legal Description:** Lot 11, save and except the west 15 feet of Lot 11, Block 9, NCB 8992

**Total Acreage:** 0.9595 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** Los Jardines Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 1258, dated August 2, 1944 and zoned "C" Apartment District. The property was rezoned by Ordinance 72510, dated October 18, 1990 to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted 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:** "R-6 CD"

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential Dwelling

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential 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:** SW 36th Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known.

**Thoroughfare:** Maurbach Avenue

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There are VIA bus routes within walking distance of the subject property.

**Routes Served:** 75

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The “IDZ-1” Limited Intensity Infill Development Zoning District waives parking.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-6” Residential Single-Family Districts permit 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 Districts 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” will allow for seven (7) dwelling units with a height of 2.5 stories and 35-feet.

**FISCAL IMPACT:**

None known.

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

Subject property is not located within a Regional Center and not located within a Premium Transit Corridor.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission 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 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.
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 for the property. The proposed rezoning request is to permit the addition of six (6) dwelling units on a lot containing an existing single-story residence structure. Given the lot size and location, the proposed “IDZ-1” base zoning district would encourage efficient land use and redevelopment of underutilized property to a prescribed site plan. The additional density is consistent with the goals and objectives of the Strategic Housing Implementation Plan for diverse housing for growing housing needs in San Antonio.
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.
6. **Size of Tract:** The 0.9595-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to change the property’s base zoning to “IDZ-1” to allow seven (7) dwelling units on the property.

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.