



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 5, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1 and District 5

**SUBJECT:**  
ZONING CASE Z-2021-10700240

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) Residential Dwellings

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 19, 2021. Continued from October 5, 2021.

**Case Manager:** Joyce Palmer, Senior Planner

**Property Owner:** Wholehearted Real Estate, LLC

**Applicant:** Wholehearted Real Estate, LLC

**Representative:** Wholehearted Real Estate, LLC

**Location:** 1720 West Salinas

**Legal Description:** Lots 1, 2, and the west 9.94 feet of Lot 3, Block 5, NCB 2263

**Total Acreage:** 0.2925 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Prospect Hill Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject property was part of the original 36 square miles of the city of San Antonio and was originally zoned "C" Apartment District. The previous "C" district converted to "MF-33" Residential Multi-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned to "R-4" Residential Single-Family District by Ordinance 97325, dated March 13, 2003.

**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:** R-4

**Current Land Uses:** Single-family dwellings

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Single-family dwellings

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Single-family dwellings

**Direction:** West

**Current Base Zoning:** MF-33

**Current Land Uses:** Open space, parking lot

**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.

**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:** West Salinas

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes:** 75, 76, 77, 275, 276, 277

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** “IDZ-2” waives the parking requirement by 50%.

**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: Allows rezoning requests up to 50 units per acre, and uses permitted in “C-2” and “O-1.5”. 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 applicant proposes four (4) dwelling units.

**FISCAL IMPACT:**

None

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

The property is not within a regional center or a 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 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 surrounding has dense single-family housing, and other properties zoned “IDZ” are within four blocks of the property to the north, south, and east.
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 "IDZ-2" Medium Intensity Infill Development Zone District is an appropriate zoning for the property and surrounding area. The proposed zoning maintains the residential nature of the surrounding neighborhood, while providing additional housing in the area.
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 proposed rezoning is not located within an existing comprehensive plan.
6. **Size of Tract:** The subject property is 0.2925 acres, which could reasonably accommodate four (4) dwelling units.
7. **Other Factors:** None.