



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 3, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2021-10700318

**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 six (6) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 3, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** Arlette Hernandez

**Applicant:** Arlette Hernandez

**Representative:** Arlette Hernandez

**Location:** 1351 and 1357 South General McMullen Drive

**Legal Description:** Lots 1 –5, Block 33, NCB 8071, (save and except 0.0231 acres)

**Total Acreage:** 0.355

### **Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Westwood Square Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base

### **Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 2381 dated July 2, 1945, and zoned "JJ" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to "I-1" General Industrial District. Ordinance 2009-03-19-0230 dated March 19, 2009 rezoned the property to "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:** "C-2NA", "MF-33"

**Current Land Uses:** Vacant Lot, Restaurant

**Direction:** South

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Single-Family Dwellings

**Direction:** East

**Current Base Zoning:** "C-3NA"

**Current Land Uses:** Car Lot

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Single-Family Dwellings

### **Overlay District Information:**

The "MLOD-1" Camp Bullis 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:** Patton Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** South General McMullen

**Existing Character:** Principal

**Proposed Changes:** None Known

**Public Transit:** There is one (1) bus route within walking distance of the subject property.

**Routes Served:** 524

**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. \

A TIA Report is not required.

**Parking Information:** The IDZ-1 base zoning district waives parking requirements.

**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.

Proposed Zoning: "IDZ-1" Limited Intensity Infill Development Zone 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 six (6) dwelling units.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center but is within the 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.
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 with uses permitted for six (6) dwellings is also appropriate for the area and along a major highway like Highway 90. The proposed zoning also provides a transition to the "C-2NA" Commercial Nonalcoholic Sales District to the north and compliments the "MF-33" Multi-Family to the west. The residential development will also provide another housing option for 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 request does not appear to conflict with any public policy objective of the West/Southwest Sector Plan.

HOU-1.1 Promote quality design and construction for new housing

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

6. **Size of Tract:** The 0.355 acre site is of sufficient size to accommodate the proposed residential 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.