



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3646

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**Agenda Item Number:** Z-16.

**Agenda Date:** 6/18/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z-2020-10700046

**SUMMARY:**

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

**Requested Zoning:** "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for four (4) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 5, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Thomas James

**Applicant:** Scott Jones

**Representative:** Leslie Jones

**Location:** 106 Bank Street

**Legal Description:** The north 162 feet of Lot 13, Block B, NCB 3560

**Total Acreage:** 0.186

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Lone Star Neighborhood Association  
**Applicable Agencies:** Lackland Airforce Base, Solid Waste Management Department

### **Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City of San Antonio and zoned "C" Residence District. The subject property converted from "C" Residence District to "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The subject property was then rezoned from "MF-33" Multi-Family District to "R-6" Residential Single-Family District by Ordinance 2006-12-14-1441 dated December 14, 2006.

**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:** "I-1"

**Current Land Uses:** Residential

**Direction:** South

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

**Current Land Uses:** Sand and gravel supplier

**Direction:** East

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

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Manufacturing

### **Overlay and Special District Information:**

"IDZ"

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" 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.

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

### **Transportation**

**Thoroughfare:** Bank  
**Existing Character:** Local  
**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within walking distance of the subject property.  
**Routes Served:** 43, 44, 243

**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:** The parking requirement is waived for “IDZ-1.”

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “R-6” Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

**Proposed:** The proposed “IDZ-1” Limited Density Infill Development Zone District provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section.

The applicant is utilizing “IDZ-1” to develop four (4) residential units.

**FISCAL IMPACT:**  
None.

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

The subject property is within the Downtown Area Regional Center and is not within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Downtown Area Regional Center Plan and is currently designated as “Neighborhood Mixed Use” 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 has not found 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 base zoning is appropriate for the surrounding area. The proposed “IDZ-1” is suitable to the area and provides the opportunity for additional low density residential options with the consideration for (4) four residential dwellings.

### **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 does not appear to conflict with the following goals, principles, and objectives of the Downtown Area Regional Center Plan:

The proposed IDZ-1 zoning is consistent with the adopted Land Use Plan of the Downtown Area Regional Center Plan, which classifies the subject property as Neighborhood Mixed Use. The site is located within the Flores Street Mixed-Use Corridor identified within the Regional Center Plan, which is envisioned as the area as a mixed-use corridor where new development increases the number of people living and working there. Additionally, the Lone Star Neighborhood Profiles and Priorities section of the Downtown Area Regional Center Plan supports creating a variety of housing types within the neighborhood, prioritizing the use of vacant land to build new housing.

- GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
- H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
- H P22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.
- H P30: Ensure infill development is compatible with existing neighborhoods.
- Relevant Downtown Area Regional Center Plan Goals and Recommendations include:
  - Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods
  - Land Use Recommendation #5: Discourage incremental rezoning (both up-zoning and down-zoning) in Downtown neighborhood areas.
  - Focus Areas Recommendation #4: Ensure transitions between new, higher-intensity development in focus areas and mixed-use corridors and established traditional neighborhoods.
- Relevant Neighborhood/Community Plan goals/policies:
  - Strategy LU-6.1: Rezone to provide for a range of housing types including singlefamily detached, townhouses, senior housing, live/ work units, and apartments.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings of structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it

makes physical improvements on an inner city property encouraging redevelopment and infill development.

- The applicant's request meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.

#### **6. Size of Tract:**

The subject property is 0.186 acres, which could reasonably accommodate four (4) residential units.

#### **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 they have no objections to this request.