



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1978  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 3/16/2021  
**Title:** ZONING CASE Z-2020-10700144 (Council District 5): A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty (20) units on Lots 1 through 8, Block 10, NCB 6253, located at 611 Oriental Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**  
Zoning Case Z-2020-10700144

**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-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty (20) units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 16, 2021.

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

**Property Owner:** Amanda Sada

**Applicant:** Amanda Sada

**Representative:** Patrick Christensen

**Location:** 611 Oriental Avenue

**Legal Description:** Lots 1 through 8, Block 10, NCB 6253

**Total Acreage:** 1.2311

**Notices Mailed**

**Owners of Property within 200 feet:** 42

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association and San Juan Gardens Neighborhood Association

**Applicable Agencies:** Lackland

**Property Details**

**Property History:** The subject property is located in the Original 36-square mile City Limits of San Antonio and was zoned “J” Commercial District. The zoning converted from “J” Commercial District to the current zoning “R-5” Business District on September 25, 2003, established by Ordinance 98200.

**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:** Railroad Tracks

**Direction:** South

**Current Base Zoning:** “R-5”

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

**Direction:** East

**Current Base Zoning:** “R-5”

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

**Direction:** West

**Current Base Zoning:** “R-5”

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

**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:** Oriental Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 62 and 251

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The parking requirement is reduced by 50% for "IDZ-2."

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The proposed "R-5" Residential Single-Family zoning district includes single-family homes and accessory-dwellings on a single lot and are ideally within walking distance of schools and neighborhood commercial uses. It also includes lower impact community-oriented uses such as churches, parks, or community centers.

**Proposed:** The proposed zoning district designation of "IDZ-2" 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. "IDZ" provides flexible standards for setbacks and parking and encourages reuse of underutilized parcels within a qualifying area of the city.

The applicant is utilizing "IDZ-2" to develop twenty (20) residential units.

**FISCAL IMPACT:**

None.

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

The subject property is within the Nogalitos/ South Zarzamora Community Plan and is not within 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 the approval

criteria below.

**1. Consistency:**

The subject property is located within the Nogalitos/ South Zarzamora Community Plan and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “IDZ-2” 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.

**3. Suitability as Presently Zoned:**

The existing “R-5” Residential Single-Family zoning is appropriate for the surrounding area. The existing “R-5” allows for one (1) residential dwelling unit with an accessory dwelling unit if the property is owner occupied. The proposed “IDZ-2” is suitable to the area and provides the opportunity for additional low-density residential options with the consideration for twenty (20) residential dwellings. The request is limited to the site plan with a maximum of four (4) stories in height and a required five-foot (5’) perimeter setback.

**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 Nogalitos/ South Zarzamora Community Plan:

Goal 1 Housing

- Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.
  - Objective 1.1 Home Improvement and Maintenance Encourage investment in housing rehabilitation and maintenance.
  - Objective 1.2 Diversity of Housing Provide a variety of housing types that sustain all ages and economic groups.

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.

- 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 1.2311 acres, which could reasonably accommodate twenty (20) 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 there are no objections to the request.