



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3332

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/4/2021

**Title:** ZONING CASE Z-2021-10700071 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) units on 0.20 acres out of NCB 2590, save and except the east 7 feet of Lot 75, located at 311 Dowdy Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@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-2021-10700071

**SUMMARY:**

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

**Requested Zoning:** "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 4, 2021

**Case Manager:** Michael Pepe, Senior Planner

**Property Owner:** Simon Kuri

**Applicant:** Salvador Flores

**Representative:** Salvador Flores

**Location:** 311 Dowdy Street

**Legal Description:** 0.20 acres out of NCB 2590, save and except the east 7 feet of Lot 75,

**Total Acreage:** 0.20

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** Lone Star Neighborhood Association

**Applicable Agencies:** Planning Department, Lackland Airforce Base

**Property Details**

**Property History:** The property is part of the original 36 Square Miles of San Antonio and was originally zoned "C" Apartment District. The subject property converted from "C" to "MF-33" Multifamily District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The property was zoned from "Mf-33" to "R-6" Residential Single-Family District by Ordinance 20061441 on December 14th, 2006.

**Topography:** The property does not include any abnormal physical features such as slope or flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Small lot single-family homes

**Direction:** South

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

**Current Land Uses:** Small lot single-family homes

**Direction:** East

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

**Current Land Uses:** Small lot single-family homes

**Direction:** West

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

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

**Overlay and Special District Information:**

**"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.

**"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.

**"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.

**Transportation**

**Thoroughfare:** Dowdy

**Existing Character:** Local

**Proposed Changes:** None known

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

**Routes served:** 43, 44, 46, 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 minimum parking requirement in IDZ-1 is waived.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The existing "R-6" allows a 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:** "IDZ-1" 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 requested "IDZ-1" only allows the development of 3 units pursuant to a site plan.

**FISCAL IMPACT:**

None.

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

The subject property is the Downtown Regional Center and is located 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 the approval criteria below.

**1. Consistency:**

The subject property is located within the Downtown Regional Center Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “IDZ-1” base zoning district is consistent with the adopted land use.

## **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 “IDZ-1” is an appropriate zoning and is consistent with adjacent zoning districts and uses. The request would only allow three (3) single-family homes on small lots, which would be limited in size and orientation to the designated site plan. This keeps the proposed development consistent with the existing character of the neighborhood.

## **3. Suitability as Presently Zoned:**

The current “R-6” Residential Single-Family is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” is also appropriate as it allows this corner lot to be developed utilizing its full street frontage and providing additional housing in a designated regional center and in proximity to frequent rapid transit. The rezoning of this large lot would allow it to be split into three (3) smaller single-family lots which is consistent with the typical lot width and intensity of the surrounding area.

## **4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The proposed density is consistent with neighborhood character and allows for development of this small parcel.

## **5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Downtown Regional Center Plan:

Goal 1: Preserve and Enhance Downtown’s Authenticity

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

- Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels;
- Preserve existing affordable housing;
- Emphasize the development of “Missing Middle” housing for both renters and owners; and
- Ensure Downtown is a livable place for families, children, students, the elderly, and others.

Goal 4: Diversify the Mix of Uses in the Downtown Core

- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses;
- Attract additional housing and a diversity of employment options in the Downtown core; and

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

The subject property is 0.20 acres, which could reasonably accommodate the requested residential uses.

## **7. Other Factors:**

The applicant is rezoning to allow for the development of three (3) single-family residential units.

- The applicant’s request meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant’s request the Master Plan’s Policy for Urban Design - Policy 4b, because it incentivizes

property to encourage development in underutilized urban areas.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.