



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1037

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**Agenda Item Number:** 12.

**Agenda Date:** 12/18/2018

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z-2018-900042

**SUMMARY:**

**Current Zoning:** "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 18, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Valerio Garcia

**Applicant:** Valerio Garcia

**Representative:** Valerio Garcia

**Location:** 721 Montezuma Street

**Legal Description:** Lot 16, Block 2, NCB 6112

**Total Acreage:** 0.043

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Historic Westside Residents Association  
**Applicable Agencies:** Lackland Air Force Base

### **Property Details**

**Property History:** The property was a part of the original 36-square miles of the City of San Antonio and was zoned "J" Commercial District. The property was rezoned from "J" to "R-7" Small Lot Residence District by Ordinance 75720, dated April 30, 1992. The property converted from "R-7" to the current "R-4" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**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:** "C-2"

**Current Land Uses:** Single-Family Residence, Vacant Lot

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Vacant Lot

**Direction:** South

**Current Base Zoning:** "R-4"

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

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Vacant Lot

### **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 MLR-1"

All surrounding properties carry the "MLOD-2 MLR-1" Lackland Military Lighting Overlay Military Lighting Region 1 District, due to their proximity to Lackland Air Force Base. The "MLOD-2 MLR-1" 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.

### **Transportation**

**Thoroughfare:** Montezuma Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** South Cibolo Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 68 and 268 are within walking distance of the property.

**Traffic Impact:** A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

**Parking Information:**

The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-4” Residential Single-Family District which permits single-family dwellings (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.

**FISCAL IMPACT:**

None.

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

The property is not located within a Regional Center. The property is located within ½ of a mile of the Zarzamora 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 within the Guadalupe Westside Community Plan and is designated as “Low Density Mixed Use”. The request for rezoning to “IDZ” is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning is appropriate for the area. However, the lot size is only 1,873 and does not meet the minimum standard of 4,000 square feet in the “R-4” base zoning. The “IDZ” base zoning will allow a minimum lot size of 1,250 square feet.

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

Staff has found no 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 goals and guiding principles of the Guadalupe Westside Community Plan. The plan promotes a variety of housing options and densities. The requested “IDZ” will permit a single-family residence on a lot that is currently undevelopable due to it not meeting the minimum lot size requirement of 4,000 square feet.

## Relevant Goals and Objectives of the Guadalupe Westside Community Plan:

**GOAL 20: Housing** - Improve the quality, variety, and accessibility of the private and public housing stock within the Guadalupe Westside Community for individuals of all ages and economic levels.

**OBJECTIVE 20.1: Diversity of Housing** - Promote a diverse variety of housing stock in the community that sustains all ages and economic groups. 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.

**OBJECTIVE 20.3: Promote Home Ownership** - Decrease common barriers to home ownership. Increase the community's awareness of relevant programs and opportunities to home ownership.

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

The subject property is 0.043 of an acre, which could accommodate a small single-family residence.

### **7. Other Factors:**

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 requested "IDZ" base zoning is supported by the following criteria:

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 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 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.

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.