



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2023-10700326

SUMMARY:

Current Zoning: "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility
Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting
Region 2 District

Requested Zoning: "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic
Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2023

Case Manager: Joseph Leos, Planner

Property Owner: CHR Development at SA, LLC

Applicant: Mario Albini

Representative: Delgado Engineering

Location: 923 & 925 Poinsettia

Legal Description: Lot 22, the east 5 feet of Lot 21, and the west 10 feet of Lot 23, Block 10,
NCB 6630

Total Acreage: 0.2014

Notifications

Notices Mailed: 33

Registered Neighborhood and Community Associations: Harvard Place Eastlawn

Applicable Agencies: Martindale Army Air Field, Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

Code & Permitting Details: There is no code enforcement or permitting history for the subject property.

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: "R-4"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residential

Overlay District Information:

The "MLOD-3" Martindale Army Airfield 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 Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Special District Information: None

Transportation

Thoroughfare: Poinsettia

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 24, 222

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for multi-family development is 1.5 spaces per unit.

Proximity To Regional Center/Premium Transit Corridor: The subject property is not within a Regional Center, but is located within ½ a mile from the Commerce – Houston Premium Transit Corridor.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “RM-4” Residential Mixed District permits single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None

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 Arena District/Eastside Community Plan, adopted in 2003, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “RM-4” 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 rezoning case proposes residential uses consistent with the established development pattern, with a density incompatible with the surrounding area.

3. Suitability as Presently Zoned: The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed District is also appropriate, proposing a density compatible with the surrounding area. The proposed “RM-4” base zoning district requires a minimum of 4,000 square feet per lot and would permit up to four (4) dwelling units per lot. Multi-unit construction on lots one-third ($\frac{1}{3}$) of an acre in size or smaller, shall be within a single structure, which makes it compatible with the surrounding land uses as other structures in the immediate vicinity are within a single structure.

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/does not appear to conflict with any public policy.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
- H P18: Encourage housing to be built with, near or adjacent to retail uses.

Relevant Goals and Policies of the Arena District Eastside Community Plan may include:

- Land Use Vision: Existing neighborhoods are conserved and protected by appropriate adjacent and internal uses.
- Land Use Guiding Principle 2.1: Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.
- Land Use Guiding Principle 2.2: Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.
- Land Use Plan Goal 4.1: Conserve existing neighborhoods.

6. Size of Tract: The 0.2014 acre site is of sufficient size to accommodate the proposed residential development.

7. Other Factors: For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single family use, the height is restricted to the maximum height of the single family district within 50 feet of the property line.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.