



City of San Antonio

Agenda Memorandum

Agenda Date: November 5, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700161

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 Noncommercial Parking Lot with a reduced 5' buffer yard

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2024.

Case Manager: Eradio Gomez

Property Owner: Jose Antonio Mendoza Sanchez

Applicant: Bain Medina Bain, Inc

Representative: Ruben Renteria

Location: 3005 West Martin Street

Legal Description: Lot 2, Block 4, NCB 2820

Total Acreage: 0.1928

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: West End Hope in Action & Prospect Hill

Applicable Agencies: Lackland AFB, Planning Department, Office of Historic Preservation

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned “GG” Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property was converted into “C-2” Commercial District. The property was rezoned by Ordinance 2023-08-03-0516, dated August 3, 2023 to “R-6” 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:

Current Land Uses: Single-Family Residential, Auto Repair

Direction: South

Current Base Zoning: "R-6", "R-3", "R-4", "C-1", "C-3NA", "R-4 CD", "NC", "C-1", "C-3NA"

Current Land Uses: Single-Family Residential, Vacant Lot, Lounge, Restaurant, Tire Shop

Direction: East

Current Base Zoning:

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "IDZ-3"

Current Land Uses: Convenient Store, Vacant Commercial Building

Overlay District Information:

The "MSAO-2" Martindale Army Airfield Military Sound Attenuation Overlay District does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The “MSAO-2” regulations apply to new construction of habitable structures. The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

Transportation**Thoroughfare:** Cecilia Street**Existing Character:** Local**Proposed Changes:** None known.**Thoroughfare:** North Zarzamora Street**Existing Character:** Principal, Secondary Arterial B**Proposed Changes:** None known.**Thoroughfare:** West Martin Street**Existing Character:** Local**Proposed Changes:** None known.**Thoroughfare:** North Rosillo Street**Existing Character:** Local**Proposed Changes:** None known.**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 77, 103, 277**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:** There is no minimum parking requirement for a Noncommercial Parking lot.**ISSUE:**

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family Districts allow 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 Zoning: 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 proposed "IDZ" zoning is to allow for a Noncommercial Parking Lot with reduced 5' buffer yards.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is located within ½ a mile from the Zarzamora, Commerce-Houston, and Bandera Metro Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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

1. **Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for a Noncommercial Parking Lot is also appropriate. The proposed zoning allows for a noncommercial parking lot. The area is comprised of residential and commercial uses, making the proposal consistent with what is currently present. The prescribed site plan would prevent a change in use and major deviations from the approved plan would warrant additional City Council consideration.
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 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 P30: Ensure infill development is compatible with existing neighborhoods.
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6. **Size of Tract:** The 0.1928 acre site is of sufficient size to accommodate the proposed commercial use.
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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.