



City of San Antonio

Agenda Memorandum

Agenda Date: August 6, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700121

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 and “R-6 CD MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Three (3) Dwelling Units

Requested Zoning: “MF-50 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 6, 2024

Case Manager: Bronte Frere

Property Owner: Chaminade Development, LLC

Applicant: Bain Medina Bain, Inc. – Ruben Renteria

Representative: Ruben Renteria

Location: 2306 and 2316 West Martin Street

Legal Description: Lot 7, Lot 12 and Lot 13, Block 23, NCB 2237

Total Acreage: 0.3197 acres

Notices Mailed

Owners of Property within 200 feet: 29

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

Applicable Agencies: Lackland AFB, Planning Department, Parks and Recreation

Property Details

Property History: The subject properties were located within the original 36 square miles of the City of San Antonio and zoned “J” Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “J” Commercial District converted to “C-2” Commercial District. The subject properties were rezoned by Ordinance 2023-08-03-0516, dated August 3, 2023, to “R-6” Residential Single-Family District and “R-6 CD” Residential Single-Family District with a Conditional use for three (3) dwelling units.

Code & Permitting Details:

There is no relevant 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: “C-2,” “R-2,” “R-3,” “R-4,” “NC,” “NC-IDZ”

Current Land Uses: Single-Family Dwellings, Creek

Direction: South

Current Base Zoning: “R-1,” “R-5,” “R-6,” “MF-33”

Current Land Uses: Single-Family Dwellings, Vacant Buildings

Direction: East

Current Base Zoning: “C-3,” “R-2,” “R-6”

Current Land Uses: Single-Family Dwellings, Funeral Home

Direction: West

Current Base Zoning: “R-6,” “R-5,” “R-3,” “R-2”

Current Land Uses: Single-Family Dwellings

Overlay District Information:

The "MLOD-2" Lackland 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 "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:

N/A

Transportation

Thoroughfare: West Martin Street

Existing Character: Minor road

Proposed Changes: None known.

Thoroughfare: North Trinity Street

Existing Character: Collector road

Proposed Changes: None known.

Thoroughfare: Beso lane

Existing Character: Local road

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 75, 76, 77, 79, 275, 276, 277.

Traffic Impact: A Traffic Impact Analysis was submitted. Any further traffic requirements will be evaluated at the build permit phase of the project.

Parking Information: The minimum parking requirement for a Multifamily Dwelling (50 units maximum) is 1.5 spaces per units and the maximum parking requirement is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits 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.

The "CD" Conditional Use permits three (3) dwelling units.

Proposed Zoning: "MF-50" Multi-Family District permits any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within ½ a mile of the Commerce-Houston and Zarzamora Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an Alternate Recommendation for “MF-33” Multi-Family District.

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 an surrounding zoning and uses.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District and “R-6 CD” Residential Single-Family District with a Conditional use for three (3) Dwelling Units are appropriate zonings for the property and surrounding area. The proposed “MF-50” Multi-Family District is not appropriate. The subject property shares the block with single-family zoning. Introducing “MF-50” on the property, which permits a density of 50 units per acre, is inconsistent with the area. At 0.3197 acres, the zoning would permit up to 16 units, which could negatively impact the abutting single-family residences. There is multi-family zoning within proximity, but with a maximum density of 33 units per acre. Staff recommends the lower density zoning of “MF-33” Multi-Family Density to better suit the surrounding area, yet provide additional units for the City’s growing population.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with public policy objectives. 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.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - Housing 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.
 - Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

- H P30: Ensure infill development is compatible with existing neighborhoods.

6. **Size of Tract:** The 0.3197-acre site is of sufficient size to accommodate the proposed multi-family development.
7. **Other Factors:** The subject property is currently vacant land, and the proposed zoning is for development for multi-family use.

The property is proposed for development of multifamily uses that shall not exceed 50 units per acre. At 0.3197 acres, there could potentially be development of 16 units. For staff's recommendation of MF-33, not exceeding 33 units per acre, the applicant could potentially develop up to 11 units.

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 this request.

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.