



City of San Antonio

Agenda Memorandum

Agenda Date: August 15, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700126

SUMMARY:

Current Zoning: "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2024

Case Manager: Bronte Frere

Property Owner: Kathy Sanchez

Applicant: Rosalio Sanchez

Representative: Rosalio Sanchez

Location: 2543 Amity Road

Legal Description: Lot A-1, NCB 10319

Total Acreage: 1.45 acres

Notices Mailed**Owners of Property within 200 feet:** 27**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Martindale Air Field**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, 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 Dwellings**Direction:** South**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwellings**Direction:** East**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwellings**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.

Special District Information:

N/A

Transportation**Thoroughfare:** Amity Road**Existing Character:** Local**Proposed Changes:** None known.

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial Type A

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

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 “RM-4” Residential Mixed Dwelling is 1.5 spaces per unit and the maximum parking requirement is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: The “R-4” Residential Single-Family Districts permits single-family dwelling (detached) and has a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet. This base zoning district also permits foster family home, public and private schools.

Proposed Zoning: The "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.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

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

1. **Consistency:** The subject property is located within the Southeast Community Area Plan, adopted December 2022, 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. Staff recommends Approval.
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. The subject property is within a residential neighborhood, surrounded by “R-4” base zoning districts.

3. **Suitability as Presently Zoned:** The existing “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. There are other properties zoned “RM-4” base zoning district within proximity, and the lot is reasonably sized at 1.45 acres, to accommodate multiple units. Additionally, the proposal is consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing population at all income levels.
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 public policy objectives:
 - Housing Recommendation 1: Attract a greater diversity of housing product types and options for existing and new residents, in all stages of life.
 - o Strategy 1.2: Allow for a greater diversity of neighborhood compatible housing product types including more compact single-family detached and attached options, affordable housing, and senior-oriented housing with existing and new neighborhoods, through City-initiated rezoning, City and federal housing programs, and encouragement of private development and reinvestment.
6. **Size of Tract:** The 1.45-acre site is of sufficient size to accommodate the proposed multi-family 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.