



City of San Antonio

Agenda Memorandum

Agenda Date: October 3, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700159

(Associated Plan Amendment Case PA-2024-11600055)

SUMMARY:

Current Zoning: "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "C-3NA CD S MLOD-3 MLR-2" General Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District, with a Conditional Use for Outdoor Vehicle and Boat Storage and a Specific Use Authorization for a Mini Warehouse Facility, exceeding 2.5 acres

Requested Zoning: "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION

Zoning Commission Hearing Date: September 3, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Casmor Investments, LLC

Applicant: NRN Homes, LLC

Representative: Patrick Christensen

Location: 4312 Roland Avenue

Legal Description: 21.366 acres out of NCB 10835

Total Acreage: 21.366 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Pecan Valley Neighborhood Association

Applicable Agencies: Martindale Army Air Field, Parks and Recreation, Office of Historic Preservation, Public Works Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "A" Single-Family Residence District converted to "R-5" Residential Single-Family District. Approximately 20.3 acres of the property was rezoned by Ordinance 99360 dated June 24, 2004, to the current "C-3NA CD S" General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini Warehouse Facility, exceeding 2.5 acres, and a Conditional Use for Outdoor Vehicle and Boat Storage.

Code & Permitting History:

Permit Investigation, Building without a permit – INV-PBP-24-3100000195 – January 2024 (No Violation)

Topography: A small part of the western portion of the property is within the 100 Year Floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, NP-8

Current Land Uses: Vacant, Single-Family Residential

Direction: South

Current Base Zoning: R-5, RM-4, C-3NA CD S

Current Land Uses: Vacant, Single-Family Residential

Direction: East

Current Base Zoning: NP-10

Current Land Uses: Single-Family Residential, Vacant

Direction: West

Current Base Zoning: R-5

Current Land Uses: Vacant/Park

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:

None.

Transportation

Thoroughfare: Roland Avenue

Existing Character: Collector

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for Dwelling – 1 Family (Detached) development is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

“C-3NA S CD” General Commercial Nonalcoholic Sales Districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

The “S” Specific Use Authorization is for Mini Warehouse Facility, exceeding 2.5 acres.

The “CD” Conditional Use is for Outdoor Vehicle and Boat Storage.

Proposed Zoning: “R-4” Residential Single-Family District allows for single-family dwelling (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 subject property is not within a Regional Center but is within a ½ mile of the Looper 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 in 2022, and is currently designated as “Neighborhood Mixed Use” in the future land use component of the plan. The requested “R-4” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Urban Low Density Residential”. Staff and Planning Commission recommend 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. Surrounding properties are “R-5” Residential Single-Family and “RM-4” Residential Mixed District.
3. **Suitability as Presently Zoned:** The existing "R-5" Residential Single-Family District is an appropriate zoning for the property and surrounding area; however, the existing “C-3NA CD S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini Warehouse Facility, exceeding 2.5 acres, and a Conditional Use for Outdoor Vehicle and Boat Storage is not appropriate. The proposed "R-4" Residential Single-Family District is an appropriate zoning. The proposed zoning is for a single-family subdivision, which is consistent with the established low-density residential development adjacent to the property. The property is also along a collector street, which can appropriately accommodate traffic for a residential subdivision. 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 any public policy. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF P2: Identify and support catalyst projects which include a mix of housing types for a range of income levels and which attract additional employment.
 - 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 P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

Relevant Goals and Objectives of the Southeast Community Area Plan may include:

- Goal 1: Land Use
 - o Strategy 1.3 Encourage diverse and appropriately scaled housing types to support transit and businesses. Housing options in focus areas should target a variety of household sizes, ages, and income levels.

- Goal 4: Housing- Provide a variety of high-quality, mixed-income housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to 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 within 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 subject property is 21.366 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The property is proposed for development of a residential subdivision with lot sizes of 4,000 square feet. At 21.366 acres, there could potentially be development of 232 lots. The applicant is proposing 100 lots with the rezoning.

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.