



City of San Antonio

Agenda Memorandum

Agenda Date: October 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700270

SUMMARY:

Current Zoning: "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with uses permitted for eight (8) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2022

Case Manager: Kellye Sanders, Senior Planner

Property Owner: Jim Hsu, Trustee

Applicant: Tyler Schlinke

Representative: Killen, Griffin & Farrimond, PLLC

Location: 3305 South WW White Road

Legal Description: 0.507 acres out of NCB 14919

Total Acreage: 0.507

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Pecan Valley

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and temporarily zoned "A" Single-Family Residential. The property was rezoned by Ordinance 39581, dated June 17, 1971, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

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

Current Land Uses: Medical Office

Direction: South

Current Base Zoning: C-2

Current Land Uses: Office

Direction: East

Current Base Zoning: I-1

Current Land Uses: Heavy Machinery Manufacturing

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Vacant Land

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:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: South WW White Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 28, 230, 515, 552

Traffic Impact: **The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is Not Required.

Parking Information: “IDZ-1” waives the minimum parking requirement.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “IDZ-1” Limited Intensity Infill Development Zone District 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-1” would allow eight (8) dwelling units.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located in or within ½ mile from a Regional Center but located within ½ a mile from the Southeast Premium Transit Corridor.

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 surrounding area. The property to the west is zoned “MF-33” Multi-Family District and the property across the street is zoned “I-1” General Industrial.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Density Infill Development Zone District with uses permitted for eight (8) dwelling units is also an appropriate zoning for the property and surrounding area. The request for more density also meets the goals and objectives of the Strategic Housing Implementation Plan for additional density to support the growing San Antonio population and to address the various levels of economic housing need.
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 objectives of the San Antonio Tomorrow Plan.

H Goal 1 Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.

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.

6. **Size of Tract:** The 0.507 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** 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 JB SA were notified of the proposed request. The Military has indicated that there are no objections to this request.

The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 0.507 acres, there could potentially be development of nine (9) dwelling units. The applicant is requesting to build eight (8) dwelling units and will be held to the submitted site plan.