



City of San Antonio

Agenda Memorandum

Agenda Date: November 3, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2022-10700255

SUMMARY:

Current Zoning: “C-2 MLOD-3 MLR-1 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “NP-10 MLOD-3 MLR-1 AHOD” Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: “R-4 MLOD-3 MLR-1 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

City Council Hearing Date: November 3, 2022

Case Manager: Mark Chavez, Planner

Property Owner: San Antonio LD, LLC

Applicant: San Antonio LD, LLC

Representative: Killen, Griffin & Farrimond

Location: 8005 Interstate Highway 10 East

Legal Description: 4.817 Acres out of NCB 17990

Total Acreage: 4.817

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale Army Airfield & Randolph Airforce Base

Property Details

Property History: The property was annexed by Ordinance 61631 dated December 29, 1985, and originally zoned Temporary "R-1" Single-Family Residence District. Under Ordinance 89030 dated November 2, 1989, the northern portion of the subject property was rezoned to "R- A" Residence- Agriculture District. The Southern portion of the subject property rezoned to "B- 2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the northern portion of the property rezoned to "NP-10" Neighborhood Preservation and the southern portion rezoned to "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: OCL

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: C-2, NP-10

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: NP-10, C-2

Current Land Uses: Commercial, Diesel Mechanic

Direction: West

Current Base Zoning: MH, MHC

Current Land Uses: Manufactured Housing

Overlay District Information:

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" does not restrict permitted uses but does regulate outdoor lighting 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.

Transportation

Thoroughfare: Interstate Highway 10 East

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance.

Routes Served: N/A

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 amount of parking spaces provided for Residential Single-Family zoning is 1 per unit and no maximum.

Proximity To Regional Center/Premium Transit Corridor:

Subject property is not located within a Regional Center and or within ½ mile of the Premium Transit Corridor.

ISSUE:

None.

ALTERNATIVES:

Current: “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

“NP-10” Neighborhood Preservation Districts are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (10,000 sq. ft. minimum lot size for NP-10)

Proposed: “R-4” Residential Single-Family allows dwellings (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.

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 the approval criteria below.

- 1. Consistency:** The subject property is located within the IH 10 East Corridor Perimeter Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the future land use designation.
- 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. Properties are zoned “NP-10” Neighborhood Preservation and “MHP” Manufactured Home Park.
- 3. Suitability as Presently Zoned:** The existing “C-2” Commercial District and “NP-10” Neighborhood Preservation are appropriate zoning for the property and surround area. Surrounding land uses include vacant land to the south, north with commercial uses on the east and residential homes to the west. The proposed “R-4” base zoning district is also appropriate and provides more density for a small residential subdivision along the Interstate. The proposed housing is consistent with the goals of the Strategic Housing Implementation Plan to provide housing for the growing population and various demographics/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 objectives of the IH-10 East Corridor Perimeter Plan.

Relevant Goals and Policies of the IH 10 East Corridor Perimeter Plan may include:

- **Goal 3: Compatibility of Land Uses**
 - Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
- **Goal 4: Improve the Corridor**
 - Analyze design standards that can be implanted along the IH 10 East Corridor

- 6. Size of Tract:** The 4.817-acre site is of sufficient size to accommodate the proposed residential development.
- 7. Other Factors:** In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

The subject property is located within the Randolph 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 the request.

The subject property is located within the Martindale Army Airfield 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 the request.

The applicant is rezoning to develop a 45-unit residential subdivision. There is property outside the city limits of this request that will also be part of the residential subdivisions.