



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 15, 2022

**In Control:** City Council

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**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 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 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.
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 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. Abutting properties are a mix of Multi-Family, Commercial and Industrial Uses that will not be negatively impacted by the proposed Multi-Family use.
5. **Public Policy:** The request does not appear to conflict with any public policy objectives of the San Antonio Tomorrow Plan.
6. **Size of Tract:** The 0.507 acre site is of sufficient size to accommodate the proposed IDZ-1 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 JBSA 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.