



City of San Antonio

Agenda Memorandum

Agenda Date: February 2, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2022-10700316

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2022

Case Manager: Adolfo Gonzalez, Planner

Property Owner: John Bonillas

Applicant: John Bonillas

Representative: John Bonillas

Location: 2006 and 2018 Rigsby Avenue

Legal Description: 2.721 acres out of NCB 10319

Total Acreage: 2.721

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Comanche Community Southeast Side

Applicable Agencies: Martindale Army Airfield, Planning Department, and Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 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.

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-2NA CD

Current Land Uses: Auto Sales

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: School

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.

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.

Special District Information:

None.

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Ancel

Existing Character: None

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 30 and 230

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 a four-family dwelling is 1.5 per unit. The maximum parking requirement is 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District is a 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.

Proposed Zoning: "RM-4" Residential Mixed District is a 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: Subject property is not located within a Regional Center but is 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 located within the Eastern Triangle Community Plan 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.
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.
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. The request for “RM-4” provides greater housing density that serves as a buffer and transition to the existing single-family residential and commercial uses in the area. The land use of Medium Density Residential supports more density and is also aligned with the goals and objectives of the Strategic Housing Implementation Plan to address growing housing needs at all price points throughout the City.
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 Eastern Triangle Community Plan. Relevant Goals and Policies of the Plan may include:

Housing and Neighborhood Goals and Objectives

Goal 12: Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area

- Objective 12.1: Encourage the development of diverse housing options near schools for families with school age children
- Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community

Goal 16: Construct housing that incorporates access to transit and public amenities

- Objective 16.1.1. Work to create more housing options that have access to public transit facilities

6. **Size of Tract:** The 2.721 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 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.