



City of San Antonio

Agenda Memorandum

Agenda Date: May 4, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Zoning Case Z-2023-10700042

SUMMARY:

Current Zoning: "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-3 MLR-2" Commercial 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: April 4, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Methodist Health Care Ministries of South Texas Inc.

Applicant: Habitat for Humanity

Representative: Habitat for Humanity

Location: 4307 Chandler Road

Legal Description: Lot 8, NCB 10838

Total Acreage: 5.840

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: Not Applicable

Applicable Agencies: Martindale Army Air Field

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "B-1" Business District and "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-1" Business District and "B-2" Business District converted to the current "C-1" Light Commercial District and "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: "R-5"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant lot

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

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: Chandler Road
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: Summer Gold Road
Existing Character: Local
Proposed Changes: None known.

Public Transit: There is public transit within walking distance.
Routes Served: 28, 230, 515

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 single-family dwelling is one (1) per unit. There is no maximum parking requirement for single-family dwelling.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “C-1” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

“C-2” Commercial Districts accommodate 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: “RM-4” Residential Mixed Districts permit 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:

The subject property is not located within a Regional Center and within ½ a mile from 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 and is currently designated as "Neighborhood Mixed Use" 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 "C-1" Light Commercial District and "C-2" Commercial District are appropriate zoning for the property and surrounding area. The proposed "RM-4" Residential Mixed District is also appropriate zoning for the property and surrounding area. The subject property is currently an unused parking lot and is surrounded by properties zoned "R-5" making it an appropriate location for residential infill development. The proposed "RM-4" Residential Mixed District is a downzoning from the current "C-1" Light Commercial District and "C-2" Commercial District. Additionally, this request aligns with the Strategic Housing Implementation Plan for diverse housing for 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 objectives of the Southeast Community Area Plan:
 - Housing Recommendation #1: Attract a greater diversity of housing product types and options for existing and new residents, in all stages of life.
 - Housing Recommendation #2: Support reinvestment in neighborhoods and existing homes, especially older, single-family neighborhoods.
 - Land Use Recommendation #1: Maintain residential and nonresidential densities that are consistent with historic patterns, to strengthen and preserve established neighborhoods.
 - Strategy 1.1 (Regulatory and Policy) Oversee City-initiated rezoning efforts in areas where current zoning districts are not aligned with land uses designated by the Southeast Community Area Plan.
6. **Size of Tract:** The 5.840 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 JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

At 5.840 acres the property can be subdivided into 63 lots, and with 4 units each this is potentially 252 units.