



City of San Antonio

Agenda Memorandum

Agenda Date: February 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2021-10700339 CD

SUMMARY:

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "R-5 CD MLOD-3 MLR-1" Residential Single Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 1, 2022

Case Manager: Rebecca Rodriguez

Property Owner: Rodney Taylor

Applicant: Rodney Taylor

Representative: Rodney Taylor

Location: 4803 John Victor Drive

Legal Description: Lot 26, Block 1, NCB 12878

Total Acreage: 0.2841

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Air Field

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 25568, dated September 19, 1957, and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to the current "R-5" 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: R-5

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: R-5

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: R-5

Current Land Uses: Public 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.

Special District Information:

None.

Transportation

Thoroughfare: John Victor

Existing Character: Local

Proposed Changes: None

Thoroughfare: Sapphire

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes are within walking distance of the subject property.

Routes Served: 25

Traffic Impact: Prior to submittal of building permit and/or plat (site plan will be required). All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting a SIP is also available which will be required at the time of building permit.

Parking Information: The minimum parking requirement for two (2) residential dwelling units is one (1) per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

The “CD” Conditional Use will allow for two (2) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but is within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Plan and is currently designated as “Low Density Residential” in the future land use component of the

plan. The requested “R-5” 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. However, the proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-5 CD” Residential Single-Family District with a Conditional Use for two (2) dwelling units is not appropriate because the subject property is located in a single-family neighborhood. While the property to the north currently has a “CD” Conditional Use for two (2) dwelling units, it is located on a major thoroughfare. Furthermore, no additional medium or high density residential developments are found in this area.
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 appear to conflict with public policy objectives. The proposed zoning change will not meet the following goals and principles of the Eastern Triangle Plan:
 - 12.1.1. Work with communities to identify vacant properties near schools for the construction of family housing.
 - 12.3.2. Reference the Future Land Use Plan for ideal locations for medium and high density housing.
 - 12.4.1. Cluster new housing around businesses, retail and services in mixed use or transit oriented developments.
6. **Size of Tract:** The 0.2841 acre site is of sufficient size to reasonably accommodate a 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 Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is requesting to rezone from “R-5” to “R-5 CD”, in order to allow for two (2) dwelling units.