



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-2021-10700343 CD

SUMMARY:

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield 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 a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 1, 2022

Case Manager: Summer McCann, Planner

Property Owner: Maxine Garza

Applicant: Crosspoint Inc.

Representative: Brown & Ortiz, P.C.

Location: 1514 Semlinger Road

Legal Description: 0.3542 acres out of NCB 12886

Total Acreage: 0.3542 acres

Notices Mailed**Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** Dellcrest Area Neighborhood Association**Applicable Agencies:** Martindale Army Airfield**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 25568, dated September 18, 1957 and zoned Temporary "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "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 CD"**Current Land Uses:** Vacant Land**Direction:** South**Current Base Zoning:** "R-5 CD"**Current Land Uses:** Church**Direction:** East**Current Base Zoning:** "R-5 CD"**Current Land Uses:** Vacant Land**Direction:** West**Current Base Zoning:** "R-5"**Current Land Uses:** Single-Family Dwellings**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:** Semlinger Road**Existing Character:** Collector**Proposed Changes:** None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Traffic Impact: Preliminary – Prior to submittal at time 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 an SIP is also available which will be required at time of Building permit.

Parking Information: The minimum parking requirement for a professional office is 1 per 300 sf GFA.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-family dwelling allows single-family (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: “R-5” Residential Single-family dwelling allows single-family (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 would allow for a Professional Office.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 High 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. The proposed use is 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 Professional Office is also appropriate. The

zoning request maintains the base zoning and the Conditional Use (CD) allows consideration of a Professional Office which is compatible with residential uses. The proposed development is in connection with neighboring church and transitional home mission.

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 proposed rezoning does appear to conflict with the following goals, principles, and objectives of the Eastern Triangle Community Plan:
 - Goal 9: Promote Diversification of Businesses and Services
 - Objective 9.1: Increase the range of family-oriented businesses and services within the Eastern Triangle
 - Objective 7.2: Attract new businesses to the Eastern Triangle
 - 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 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community.
6. **Size of Tract:** The 0.3542-acre site is of sufficient size to accommodate the proposed 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 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 rezoning to allow for a Professional Office.