



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: City Council District 3

SUBJECT:

ZONING CASE Z-2023-10700296

(Associated Plan Amendment Case PA-2023-10700076)

SUMMARY:

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

Requested Zoning: "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 16, 2024. This item was continued from December 19, 2023

Case Manager: Joseph Leos, Zoning Planner

Property Owner: Josetat Olguinio

Applicant: Josetat Olguinio

Representative: Josetat Olguinio

Location: 950 East Drexel Avenue

Legal Description: Lot 13, Block 27, NCB 3295

Total Acreage: .1932 acres

Notifications

Notices Mailed: 23

Registered Neighborhood and Community Associations: Highland Park Neighborhood Association

Applicable Agencies: Martindale Army Airfield, Planning

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio 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” Commercial District.

Code & Permitting Details:

Building Investigation (INV-BLD-INV2X-XXXXXXXXXX) – Month, Year

Plumbing General Permit (MEP-PLM-PMT23-34335735) November 2023

MEP Trade Permits Application (MEP-TRD-APP23-33135735)- November 2023

Plumbing General Permit (MEP-PLM-PMT23-34332489)- November 2023

MEP Trade Permits Application (MEP-TRD-APP23-33132489) – October 2023

There is no code enforcement history for the subject property.

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-4”

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Single-Family 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: East Drexel Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: South Mittman Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 30, 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 Dwelling – Multi-Family is 1.5 per unit. The maximum parking requirement for Dwelling – Multi-Family is 2 per unit.

Proximity To Regional Center/Premium Transit Corridor:

Subject property is located within ½ a mile from the New Braunfels Premium Transit Corridor

ISSUE: None

ALTERNATIVES:

Current Zoning: “R-4” 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: “MF-33” Multi-Family District allows multi-family up to 33 units per acre.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “R-4 CD” Residential Single-Family with a Conditional Use for four (4) units.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency: The subject property is located within the Southeast Community Area Plan adopted in 2022 and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “MF-33” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential”. Staff recommends Denial with an Alternate Recommendation of “R-4 CD” Residential Single-Family with a Conditional Use for 4 Units and is pending the Plan Amendment.

2. Adverse Impacts on Neighboring Lands: Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is too dense for a predominantly “R-4” single-family residential 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 “MF-33” Multi-Family District is too dense and out of character for the area. Therefore, Staff recommends an Alternate Recommendation of “R-4” with a Conditional Use for four (4) dwelling units. A density of four (4) units is more appropriate than six (6) units.

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/does not appear to conflict with any public policy objective of the SA Tomorrow Plan.

Goal 3: Neighborhoods

Maintain and improve the characteristics that make the neighborhoods of the Southeast Community Plan an enjoyable place to live, with special attention to walkability, open spaces, and sense of neighborhood identity.

Goal 4: Housing

Provide a variety of high-quality, mixed-income housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all stages of life.

Recommendation #1

Maintain residential and nonresidential densities that are consistent with historic patterns, to strengthen and preserve established neighborhoods.

Recommendation #2

Support reinvestment in neighborhoods and existing homes, especially older, single-family neighborhoods.

6. Size of Tract: The 0.1932 acre site is not of sufficient size to accommodate the proposed multi-family 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 33 units per acre. At 0.1932 acres, the applicant requests to build six (6) units.

The subject property does not qualify for a non-conforming status, as expansion of the structures occurred and has been vacant for a prolonged period of time.