



City of San Antonio

Agenda Memorandum

Agenda Date: May 17, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700058

(Associated Plan Amendment PA-2022-11600017)

SUMMARY:

Current Zoning: "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: San Antonio Housing Authority

Applicant: San Antonio Housing Authority

Representative: Brown & Ortiz, PC

Location: 903-937 Hedges Street

Legal Description: 2.50 acres out of NCB 1453

Total Acreage: 2.50

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Denver Heights

Applicable Agencies: Martindale Army Air Field and Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "C" Apartment District. The property was rezoned by Ordinance 79329, dated December 16, 1993 to the "R-3" Multiple-Family Residence District. The property was rezoned by Ordinance 91194, dated January 27, 2000 to the "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" 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: "MF-33 S"

Current Land Uses: Senior Citizen Center

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Church and Single Family Dwellings

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "RM-4"

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. The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for

persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas. 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: N/A

Transportation

Thoroughfare: Hedges Street

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: South Grimes Street

Existing Character:

Proposed Changes: None Known

Thoroughfare: South Mel Waiters Way

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 26 and 225

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502.

A TIA Report is not required.

Parking Information: The minimum parking requirement for multi-family is 1.5 space per unit.

ISSUE:

None,

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "MF-33" Multi-Family District allows multi-family development at a maximum of 33 units per acre.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not with a Regional Center but within 1/2 a mile from 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 Arena District/Eastside Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “MF-33” Multi-Family base zoning district is not consistent with the future land use designation. The applicant is requesting a Plan Amendment to “High Density Residential.” Staff recommends Approval. The Planning Commission recommendation is pending the May 25, 2022 hearing.
- 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. Surrounding properties are “RM-4” Residential Mixed and “MF-33” Multi-Family districts.
- 3. Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "MF-33" Multi-Family District is appropriate adjacent to other "MF-33" Multi-Family and "RM-4" Residential Mixed districts. The proposed zoning is consistent with the mix of residential uses in the area and provides an additional housing option.
- 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 Arena District/Eastside Community Plan.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P10: Develop a plan to preserve and maintain affordable housing within revitalizing neighborhoods and along transit corridors.

TC P30: Design commercial, residential, educational, cultural, and recreational facilities that support and provide access to and all transportation modes.

H P1: Work with affordable housing partners, such as SAHA and nonprofit housing providers, to develop strategic investment plans for targeted areas.

NRES P4: Implement policies that encourage infill development and higher-density development outside environmentally sensitive areas.

M P6: Incentivize development potential in other priority development areas of the city to take pressure off of base-adjacent land.

Relevant Goals of the Arena District/Eastside Community Plan may include:

Goal 2. Land Use Guiding Principles

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

4. Land Use Plan Goals

4.1 Conserve existing neighborhoods

6. **Size of Tract:** The subject property is 2.50 acres, which reasonably accommodates residential development.
7. **Other Factors:** The applicant is proposing to construct multi-family dwellings at a density of 33 units per acre. This is approximately eighty-three (83) units.

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.