



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-2022-10700096

SUMMARY:

Current Zoning: "C-3 EP-1 MLOD-3 MLR-2" General Commercial Facility Parking/ Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "R-6 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2022

Case Manager: Corin Hooper, Senior Planner

Property Owner: Jose E. Perez

Applicant: Jose E. Perez

Location: 170 Ferris Avenue

Legal Description: Lot 18, save and except 84.47 square feet, Block 5, NCB 10244

Total Acreage: 0.142

Notices Mailed**Owners of Property within 200 feet:** 36**Registered Neighborhood Associations within 200 feet:** Coliseum/Willow Park**Applicable Agencies:** Martindale Army Airfield**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 15765, dated October 17, 1951 and zoned "B" Residence District. The property was rezoned by Ordinance 35575 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to "C-3" General 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-4"**Current Land Uses:** Single-Family Dwellings**Direction:** South**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwellings**Direction:** East**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "R-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.

Special District Information: None.**Transportation****Thoroughfare:** Spriggsdale Boulevard**Existing Character:** Collector**Proposed Changes:** None Known**Thoroughfare:** Ferris Avenue**Existing Character:** Local

Proposed Changes: None Known

Public Transit: There are two VIA bus routes in the area.

Routes Served: 26, 225

Traffic Impact: A Traffic Impact Analysis was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a single-family dwelling is 1 space per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "C-3" General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "R-6" Residential Single-Family allows dwelling (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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within 1/2 a mile from the East Houston Street 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 "R-6" 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 existing “C-3” General Commercial is not appropriate with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial is not an appropriate zoning for the property and surrounding area. The proposed “R-6” Residential Single-Family is more appropriate within this primarily residential block. Further, the rezoning to “R-6” Residential Single-Family is a downzoning of the existing “C-3” General Commercial which is out of place for the neighborhood.
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 any public policy objective of the Arena District/Eastside Community Plan.

Goal 4.1 Conserve existing neighborhoods

Goal 4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones.

6. **Size of Tract:** The 0.142 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.