



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 1, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2022-10700262

**SUMMARY:**

**Current Zoning:** "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 18, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Rafael Saavedra

**Applicant:** Rafael Saavedra with A&B Capital, LLC

**Representative:** Emil R Moncivais

**Location:** 200 Vine Street

**Legal Description:** Lot 26 and the western 20 feet of Lot 25, Block 3, NCB 1601

**Total Acreage:** 0.155

**Notices Mailed**

**Owners of Property within 200 feet:** 36

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** Martindale Army Air Field

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District. The property was rezoned by Ordinance 93101, dated December 16, 1993 to "R-2" Two Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2" Two Family Residence District converted to the current "RM-4" Residential Mixed 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:** C-1

**Current Land Uses:** Parking Lot

**Direction:** South

**Current Base Zoning:** RM-4

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** RM-4

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** RM-4

**Current Land Uses:** Multi Family Units

**Overlay District Information:**

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. 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:**

N/A

**Transportation**

**Thoroughfare:** Vine Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** North Gevers Street

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property. Routes served: 28, 230, 26

**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 for a multi-family dwelling is 1.5 spaces per unit

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "RM-4" Residential Mixed Districts allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: "IDZ-2" Medium Intensity Infill Development Zone Districts allow rezoning requests up to 50 units per acre, and uses permitted in "C-2" and "O-1.5". All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed "IDZ-2" would allow four (4) dwelling units.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The Subject property is located within the Near Eastside Regional Center and within ½ a mile from the New Braunfels Avenue Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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 Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “IDZ-2” Medium Intensity Infill Development Zone 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 “RM-4” Residential Mixed District is an appropriate zoning for the property and surrounding area. The requested “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for four (4) dwelling units is also an appropriate zoning for the property and surrounding area. The request promotes infill development on a vacant lot. It also permits no more density than is currently allowed on the lot, but allows for the units to be built and sold individually instead of as a fourplex.
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 Community Plan.
  - Objective 1.1 New home construction - 25-50 homes per year
  - Objective 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
6. **Size of Tract:** The 0.155 acre site is of sufficient size to accommodate the proposed Residential development.
7. **Other Factors:** The property is proposed for development of mixed residential uses. The property is currently zoned “RM-4”, allowing for up to four (4) units. The proposed rezoning would allow four (4) units to a prescribed site plan.

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.