



City of San Antonio

Agenda Memorandum

Agenda Date: December 1, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700268

(Associated Plan Amendment Case PA-2022-11600095)

SUMMARY:

Current Zoning: "C-3R MLOD-3 MLR-2" General Commercial Restrictive Alcoholic Sales
Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "MF-18 MLOD-3 MLR-2" Limited Density Multi-Family Martindale Army
Airfield Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Jubilee Outreach Church

Applicant: Tyler Shlinke

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 4538 Boldt Street

Legal Description: Lot 14, NCB 10852

Total Acreage: 5.6121 acres

Notices Mailed**Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** Lower Southeast Side NA**Applicable Agencies:** Martindale Army Airfield, Planning Department, Texas Department of Transportation**Property Details**

Property History: The subject property was annexed into the City of San Antonio at two separate times, the first portion of the property annexed by Ordinance 18115 dated September 24, 1952, and the second portion of the property annexed by Ordinance 25568 dated September 18, 1957. Both portions of the property were annexed as "A" Single Family Residential District. The property was rezoned by Ordinance 55,435 dated June 17, 1982 to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to "I-1" General Industrial District. The property was rezoned by Ordinance 2015-05-21-0448 dated May 21, 2015 to the current "C-3R" General Commercial Restrictive Alcoholic Sales District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "R-5" "C-2 CD"**Current Land Uses:** Trucking Company, Salon, Residential Dwelling**Direction:** South**Current Base Zoning:** "C-3R"**Current Land Uses:** Retail, Vacant**Direction:** East**Current Base Zoning:** "R-5" "C-3R"**Current Land Uses:** Contracting Company, Waterproofing Company**Direction:** West**Current Base Zoning:** "C-3NA", "C-3R" and "C-2"**Current Land Uses:** Church, Restaurant**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: Boldt Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: WW White Road

Existing Character: Primary Arterial A

Proposed Changes: None known

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

Routes Served: 28, 230, 552

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

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3R" General Commercial Restrictive Alcoholic Sales Districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

Proposed Zoning: "MF-18" Limited Density Multi-Family District permits residential development with a maximum density of 18 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Looper Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 "Regional Commercial" in the future land use component of the plan. The requested "MF-18" base zoning district is not consistent with the future land use

designation. The applicant has requested a Plan Amendment to “High Density Residential”. Staff and Planning Commission recommend Approval.

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. There is single family residential land use to the north and northwest of the subject property and given the vacant and light industrial land use to the south and southwest, the proposed rezoning could provide a transitional buffer between the two.
3. **Suitability as Presently Zoned:** The current “C-3R” General Commercial Restrictive Alcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family District is also appropriate. The property is at the intersection of a primary arterial and a local street, making it an ideal location for the proposed residential density. The request is consistent with the goals of the Strategic Housing Implementation Plan (SHIP) which promotes alternative housing types and residential development for all socio-economic levels.
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 Eastern Triangle Community Plan:
 - Housing Goal: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life
 - o Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community.
 - o 12.3.3. Work with the community to explore medium density and high density quality housing that provides amenities that appeal to young adults
6. **Size of Tract:** The subject property is 5.6121 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to rezone to “MF-18” Limited Density Multi-Family District, in order to develop approximately eighty (80) dwelling units.

The property is proposing the development of multifamily uses that shall not exceed 18 units per acre. At 5.6121 acres, there could potentially be development of 101 residential 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.