



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 21, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2022-10700350

**SUMMARY:**

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

**Requested Zoning:** "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with uses permitted for one (1) dwelling unit

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 21, 2023

**Case Manager:** Elizabeth Steward, Zoning Planner

**Property Owner:** John Langston

**Applicant:** John Langston

**Representative:** John Langston

**Location:** 414 San Salvador Avenue

**Legal Description:** the north 29 feet of the east 42.7 feet of Lot 6 and the south 14 feet of the east 42.7 feet of Lot 25, NCB 2918

**Total Acreage:** 0.0424

**Notices Mailed****Owners of Property within 200 feet:** 21**Registered Neighborhood Associations within 200 feet:** Denver Heights**Applicable Agencies:** Martindale Army Air Field, Planning Department**Property Details**

**Property History:** The subject property was located within 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 "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:** RM-4**Current Land Uses:** Single Family Residence**Direction:** South**Current Base Zoning:** RM-4**Current Land Uses:** Single Family Residence**Direction:** East**Current Base Zoning:** RM-4**Current Land Uses:** Single Family Residence**Direction:** West**Current Base Zoning:** RM-4**Current Land Uses:** Single Family Residence**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:** San Salvador

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes served:** 28, 230, 30

**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 a Single Family Residence is 1 space. "IDZ-1" waives the minimum parking requirement.

**ISSUE:**

None

**ALTERNATIVES:**

**Current Zoning:** The "RM-4" Residential Mixed District 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:** The "IDZ-1" Limited Intensity Infill Development Zone District allows rezoning requests up to 18 units per acre, and uses permitted in "C-1" and "O-1". 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 "IDZ-1" will permit one (1) dwelling unit.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center but is located within ½ mile of the New Braunfels Avenue 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 “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for one (1) dwelling unit 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-1” Limited Density Infill Development Zone with uses permitted for one (1) dwelling unit is also an appropriate zoning for the property and surrounding area. The rezoning allows flexible infill development of a single-family home on a substandard sized lot.
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.
  - **Land Use Vision:** Existing neighborhoods are conserved and protected by appropriate adjacent and internal uses.
  - **Land Use Guiding Principle 2.1:** Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.
  - **Land Use Guiding Principle 2.2:** Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.
  - **Land Use Plan Goal 4.1:** Conserve existing neighborhoods.
6. **Size of Tract:** The 0.0424 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The applicant intends to build a single-family home.

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.