



City of San Antonio

Agenda Memorandum

Agenda Date: November 4, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2021-10700226

SUMMARY:

Current Zoning: "R-6 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for a Learning Center

Requested Zoning: "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Jim Cannon, Archon Growth and Income LP, Managing Partner

Applicant: UP Engineering + Surveying

Representative: UP Engineering + Surveying

Location: 1711 Burleson Street

Legal Description: Lot 10, Block 6, NCB 1307

Total Acreage: 0.222

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Harvard Place Eastlawn

Applicable Agencies: None

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. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "GG" Local Retail District converted to the "MF-33" Multi-Family District. Ordinance 2007-03-15-0294, dated March 15, 2007, rezoned the property 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: "I-2"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Church

Direction: South

Current Base Zoning: MF-33

Current Land Uses: School

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Vacant Lot

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 "EP" 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 "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: Burleson Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is one bus route within walking distance.

Route Served: 22

Traffic Impact: Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

The existing "CD" Conditional Use is for a Learning Center.

Proposed Zoning: "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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but within the 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 / Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "RM-4" 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. The area is mostly zoned "MF-33" Multi-Family District, with very intense "I-2" Heavy Industrial to the north of the subject site.
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 "RM-4" Residential Mixed is also appropriate for the area. It will allow construction of four (4) residential units, but is not as intense as the existing and surrounding "MF-33" Multi-Family District.
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 objective Of the Arena District/Eastside Community Plan.

Land Use and Community Facilities

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

6. **Size of Tract:** The 0.222 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.

The applicant intends to construct four (4) dwelling units.