



City of San Antonio

Agenda Memorandum

Agenda Date: October 21, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2021-10700217

SUMMARY:

Current Zoning: "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

Requested Zoning: "R-3 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 21, 2021

Case Manager: Forrest Wilson, Planner

Property Owner: Manzur Group LLC

Applicant: Isabel Arellano

Representative: Isabel Arellano

Location: 1431 East Crockett Street

Legal Description: Lot 9, Block 3, NCB 3393

Total Acreage: 0.1406

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Dignowity Hill Jefferson Heights

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "C" Apartment District. The property was rezoned by Ordinance 70785, dated December 14 1989 to "R-7" Small Lot Home District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-7" Small Lot Home District converted to the current "R-4" Residential Single-Family 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-4", "C-3NA"

Current Land Uses: Single-Family/Distillery

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family

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. 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.

Special District Information:

None.

Transportation

Thoroughfare: East Crockett Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: St. James

Existing Character: Local Street

Proposed Changes: None Known

Nearby Construction: North New Braunfels Avenue Phase 1 (East Houston to Burleson) -- Improve N. New Braunfels corridor from E. Houston to Burleson with construction of new sidewalks and other street amenities as appropriate and within available funding.

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

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements. ROW dedication and improvement may be required along Crockett and Canton.

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: “R-3” Residential Single-Family dwelling with a minimum lot size of 3,000 square feet for R-3, and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located 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 Dignowity Hill Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-3” 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 surrounding properties are zoned “R-4” Residential Single-Family. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “R-3” Residential Single-Family zoning is also appropriate for the property and surrounding area.
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 proposed change of zoning does not appear to conflict with the following goals and strategies of the Dignowity Hill Neighborhood Plan: Goal 8: Increase homeownership through infill development and housing rehabilitation. Goal 9: Well maintained and diverse housing stock.
6. **Size of Tract:** The 0.1406 acre site is of sufficient size to accommodate the proposed single-family development.
7. **Other Factors** In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

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 property is proposed for development of a residential subdivision with lot sizes of 3,000 square feet. The applicant is proposing to replat to two (2) lots with one (1) single-family home per lot.