



City of San Antonio

Agenda Memorandum

Agenda Date: December 16, 2021

In Control: City Council

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2021-10700086

(Associated Plan Amendment PA-2021-11600025)

SUMMARY:

Current Zoning: "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for 18 dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 18, 2021

Case Manager: Catherine Hernandez, DSD Administrator

Property Owner: JAS Development Corporation

Applicant: Center City Development

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 300 Block of Bee Street and Coleman Street

Legal Description: Lot 11, 23 & 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155

Total Acreage: 0.694

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations: Government Hill Alliance

Applicable Agencies: Martindale Air Force Base

Property Details

Property History: The subject properties are located within the original 36 miles of the city of San Antonio and were zoned "L" First Manufacturing District and "R-1" Single-Family Residence District. A portion of property zoned "R-1" Single-Family Residence District rezoned to "R-5" Single-Family Residence District by Ordinance 67058, dated May 05, 1988. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of property zoned "R-5" Single-Family Residence District converted to the current "R-5" Residential Single-Family District and the other portion zoned "R-1" Single-Family Residence District converted 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5", "R-6"

Current Land Uses: Single-Family Homes, Vacant Lot

Direction: East

Current Base Zoning: UZROW, "IDZ & C-2 P S" & "IDZ & C-2 P S"

Current Land Uses: Minor Arterial Road, single-family, Bus Maintenance Facility and a Wireless Communication Tower

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Homes, Vacant Lot

Direction: West

Current Base Zoning: "R-5", "R-6"

Current Land Uses: Single-Family Homes, Vacant Lot

Overlay and Special District Information:

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" 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.

"IDZ"

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: N Walters Street

Existing Character: Minor Arterial

Proposed Changes: None

Thoroughfare: Coleman Street

Existing Character: Local

Proposed Changes: None

Thoroughfare: Bee Street

Existing Character: Local

Proposed Changes: None

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

Routes Served: 21, 22, and 222.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. “IDZ” zoning is exempt from TIA requirement, however, it is recommended that driveway queuing to be analyzed to ensure that queues do not spill back into public right-of-way. ROW dedication and improvement may be required along Walters and Bee Street.

Parking Information: The parking requirement for “IDZ-2” is reduced by 50 percent.

ISSUE:

None.

ALTERNATIVES:

Current: The existing zoning district designation of “R-5” Residential Single-Family District allows for a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet, foster family home, nursery (1-acre minimum), public and private schools. The “R-6” Residential Single-Family are designed to provide areas for Single-Family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: The proposed zoning district designation of “IDZ-2” allows rezoning requests with uses permitted for up to fifty (50) residential units per acre, which is eighteen (18) units for this case. 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center nor is it within a 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 the approval criteria below.

1. Consistency:

The subject property is located within the Government Hill Neighborhood Plan and is currently designated as

The subject property is located within the Government Hill Neighborhood Plan and is currently designated as “Low Density Residential.” The requested “IDZ-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “High Density Residential” land use. 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 “IDZ-2” proposes residential use of the property and consistent with “IDZ” located across Walters Street.

3. Suitability as Presently Zoned:

The existing zoning of “R-5” Residential Single-Family and “R-6” Residential Single-Family is appropriate for the area. The proposed “IDZ-2” is also appropriate and achieves the plan’s goal of increasing cleaning up the vacant lots and revitalizing the neighborhood in the Government Hill Neighborhood. The site is located on corner lots along North Walters Street where areas of slightly higher density are generally found. The “IDZ-2” site plan limits the development to (eighteen) 18 units.

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 rezoning does not appear to conflict with the following goals, principles, and objectives of the Government Hill Neighborhood Plan:

Goal: Redevelop and revitalize the neighborhood.

Objective: To encourage and support any revitalization and redevelopment efforts consistent with this plan.

Strategies:

- Market the vacant parcels of land to prospective homeowners and businesses.
- Recruit desired businesses and the expansion of existing businesses in the neighborhood.

Revitalization Strategies

- Clean up abandoned homes/properties.

6. Size of Tract:

The subject property is 0.694 acres, which could reasonably accommodate the requested residential uses.

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.

“IDZ-2” holds the applicant to the submitted site plan with a density of 50 units per acre and caps the height at 4-stories.

The proposed zoning change is requested to allow infill development of the abandoned sites for uses permitted for 18 (eighteen) residential units, which would act as a buffer to the existing single-family residential dwellings from traffic and street noise.