



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 18, 2022

**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-2021-10700323

**SUMMARY:**

**Current Zoning:** "I-2 EP-1 MLOD-3 MLR-2" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** "R-5 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 18, 2022

**Case Manager:** Summer McCann, Planner

**Property Owner:** Zamora Realty Inc. dba Reddee Homebuyers

**Applicant:** Edward Zamora

**Representative:** Edward Zamora

**Location:** 507 Rotary

**Legal Description:** Lot 9, Block 44, NCB 1234

**Total Acreage:** 0.1253 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Harvard Place Eastlawn  
Neighborhood Association

**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 “L” First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “L” First Manufacturing District converted to the current “I-2” Heavy Industrial 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:** Warehouse

**Direction:** South

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-Family Dwelling

**Direction:** East

**Current Base Zoning:** "I-2"

**Current Land Uses:** Single-Family Dwelling

**Direction:** West

**Current Base Zoning:** "I-2"

**Current Land Uses:** Single-Family Dwelling

**Overlay District Information:**

“EP”- The 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:** Rotary

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes are within walking distance of the subject property.

**Traffic Impact:** Rotary is a substandard street. ROW dedication and improvement may be required along Rotary

**Parking Information:** The minimum parking requirement for Single-Family Dwelling is one (1) space per unit.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** “I-2” The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

**Proposed Zoning:** “R-5” Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

**FISCAL IMPACT:** None.

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

The subject property is not within a Regional Center or within the 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 Area District / Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "R-5" Residential 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.
3. **Suitability as Presently Zoned:** The existing "I-2" Heavy Industrial District is not an appropriate zoning for the property and surrounding area. The proposed "R-5" is an appropriate zoning for the property and surrounding area. Although there are neighboring properties zoned "I-2" Heavy Industrial District, the primary use of properties in the area is residential single-family. The proposed development is consistent with the established use pattern of the area and is appropriate along a local street.
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 appear to conflict with the following goals, principles, and objectives of the Arena District/Eastside Community Plan:  
  
Land Use Plan Goals
  - 4.1 Conserve existing neighborhoods
  - 4.8 Concentrate heavy industrial uses near IH-Loop 410 and W.W. White
6. **Size of Tract:** The 0.1253-acre site is of sufficient size to reasonably 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 JB SA were notified of the proposed request. The Military has indicated that there are no objections to this request.

Applicant seeks to rezone the property to develop a single-family dwelling.