



City of San Antonio

Agenda Memorandum

Agenda Date: May 16, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2023-10700084

SUMMARY:

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

Requested Zoning: "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2023

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: BPC Capital LLC

Applicant: Donald Oroian

Representative: Vergel Constructions

Location: 225 Blaine Street

Legal Description: Lots 6 and 7, NCB 1339

Total Acreage: 0.2044

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

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 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: R-4

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: IDZ-1

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: R-4

Current Land Uses: Residential Dwelling

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: Blaine Street

Existing Character: Local

Proposed Changes: None Known

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

Routes served: 22, 222, 24, 20

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**A TIA Report is not required.

Parking Information: The minimum parking requirement for Dwelling – 4 Family cluster is 1.5 spaces per unit. “IDZ-1” waives the minimum parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: 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: 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 proposed “IDZ-1” would allow four (4) dwelling units and waives the parking requirement.

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 from 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 Dignowity Hill Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ-1” 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. "IDZ" Infill Development Zone has been established throughout this block. "IDZ" Infill Development Zone has been established throughout this block.
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 "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted for four (4) dwelling units is also appropriate. The request allows the same density for the property as would be permitted if the property was replatted and each property developed a single-family home and an accessory dwelling unit. The request allows additional density, consistent with the Strategic Housing Implementation Plan which encourages diverse housing options for all income levels. The request also allows infill development on an empty lot in the east side of San Antonio. The proposed "IDZ-1" Limited Intensity Infill Development Zone ties the development to a prescribed site plan, and any deviation from the approved plan will require additional council consideration.
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 following:

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 4:** Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **GCF Policy 8:** Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
- **Housing (H) Goal 2:** A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- **H Goal 3:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- **H Goal 6:** Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
- **H Policy 30:** Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Objectives of the Dignowity Hill Neighborhood Plan may include:

- **Land Use Vision:**
 - o Low density residential uses east of Cherry Street are preferred and encouraged to remain especially those within the Dignowity Hill Historic District.
 - o Infill housing that matches the existing housing character is also encouraged.
 - o The current mix of density within the low-density residential uses is recommended to remain where it was originally constructed as a duplex, triplex, or fourplex.

Though, new construction of duplexes, triplexes, and fourplexes are not recommended within the low-density residential area.

- **Housing & Economic Development (H&ED) Goal 8:** Increase homeownership through infill development and housing rehabilitation
- **H&ED Objective 8.1:** Decrease the number of vacant lots and housing through rehabilitation and marketing of properties for infill housing
- **H&ED Goal 9:** Well maintained and diverse housing stock
- **H&ED Goal 10:** Preserve the unique historic character of Dignowity Hill
- **H&ED Goal 11:** Institute sustainable green building standards and environmental design for homes and businesses
- **H&ED Objective 11.1:** Encourage green homes and green buildings

6. **Size of Tract:** The 0.2044 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 a total of four (4) dwelling units. 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.

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