



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3547

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/18/2021

**Title:** ZONING CASE Z-2021-10700085 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 37, NCB 2862, located at 1444 Sherman Street. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment PA-2021-11600030) (Juanita Romero, Senior Planner, (210) 207-7232, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2021-10700085  
(Associated Plan Amendment PA-2021-11600030)

**SUMMARY:**

**Current Zoning:** "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 18, 2021

**Case Manager:** Juanita Romero, Senior Planner

**Property Owner:** Raul Velasco

**Applicant:** Ken Carter

**Location:** 1444 Sherman Street

**Legal Description:** Lots 1 and 2, Block 37, NCB 2862

**Total Acreage:** 0.1761

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Martindale Army Airfield

**Property Details**

**Property History:**

The subject property was a part of the original 36 square miles of the City of San Antonio and was originally zoned "L" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "L" 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 flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Texas and New Orleans Railroad

**Direction:** East

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

**Current Land Uses:** School (SAISD/Young Men's Leadership Academy)

**Direction:** West

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

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

**Direction:** South

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multifamily Apartments

**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.

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** Sherman Street

**Existing Character:** Collector

**Proposed Changes:** None known

**Thoroughfare:** North Gevers Road

**Existing Character:** Collector

**Proposed Changes:** None

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

**Routes Served:** 24, 14, and 9

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The parking minimum for a multifamily development is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning designation of “I-2” 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:** The proposed “MF-18” Limited Density Multi-Family District is the designation for multi-family use with a maximum density of up to eighteen (18) units per acre, depending on unit size. An "MF-18" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which limited density multi-family use is desired.

**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 recommends 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 Arena District / Eastside Community Plan and is designated as “Parks Open Space” in the future land use component of the Plan. The requested “MF-18” Limited Density Multi-

Family District is not consistent with the future land use designation. The applicant requested a Plan Amendment to “Medium Density Residential”. Staff and the 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 multi-family use is appropriate with the surrounding area and “MF-18” allows the mitigation of potential adverse impacts that could be generated by an “I-2” Heavy Industrial District.

**3. Suitability as Presently Zoned:**

The current “I-2” Heavy Industrial District zoning is not appropriate for the property and surrounding area. The uses within the block are primarily residential. The proposed “MF-18” is an appropriate zoning and density for the property and surrounding area. There is good vehicular access and there is existing “MF-33” Multi-Family zoning and residential uses to the south of the subject property.

**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 Arena District/Eastside Community Plan:

Land Use Plan Goals

- 4.1 Conserve existing neighborhoods
- 4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones
- 4.3 Reinforce Neighborhood Commercial nodes at cross streets
- 4.4 Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels
- 4.5 Create a Mixed-Use Town Center south of the SBC Center
- 4.6 Pursue opportunity for regional commercial center near W.W. White and IH-10
- 4.7 Recommend new light industrial uses in the general location of existing industrial uses and adjacent to residential development, to create an appropriate land use transition
- 4.8 Concentrate heavy industrial uses near IH-Loop 410 and W.W. White

**6. Size of Tract:**

The subject property is 0.1761 acres, which could reasonably accommodate the proposed residential use.

**7. Other Factors:**

The applicant intends to develop three (3) units.