



# City of San Antonio

## Agenda Memorandum

**File Number: 21-1983**

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**Agenda Item Number: 6.**

**Agenda Date: 3/16/2021**

**In Control: Zoning Commission**

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**DEPARTMENT: Development Services**

**DEPARTMENT HEAD: Michael Shannon**

**COUNCIL DISTRICTS IMPACTED: 3**

**SUBJECT:**

Zoning Case Z-2020-10700291

(Associated Plan Amendment PA-2020-11600082)

**SUMMARY:**

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

**Requested Zoning:** "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 16, 2021.

Case Manager: Michael Pepe, Planner

Property Owner: Boralis USA Inc

Applicant: TDB Land Holding Ltd

Representative: Brown and Ortiz, PC

Location: 2714 South WW White

Legal Description: 89.251 acres out of NCB 10780

Total Acreage: 89.251

**Notices Mailed**

**Owners of Property within 200 feet: 70**

**Registered Neighborhood Associations within 200 feet:** Lower Southeast Side Neighborhood Association  
**Applicable Agencies:** Martindale Air Force Base

**Property Details**

**Property History:** The western portion of the property was annexed September 25, 1952 by Ordinance 18115 as “Temporary A” Residence District. The eastern portion of the property was annexed September 19, 1957 by Ordinance 25568 as “Temporary A” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “A” converted to “R-5” 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:** “I-1”

**Current Land Uses:** Warehousing, Vacant

**Direction:** East

**Current Base Zoning:** “R-5”, “L”

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** “R-20”

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

**Direction:** West

**Current Base Zoning:** “C-1”, “O-1”

**Current Land Uses:** Small Retail

**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.

**Transportation**

**Thoroughfare:** S WW White

**Existing Character:** Primary Arterial

**Proposed Changes:** None

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

**Routes Served:** 28

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

**Parking Information:** The parking minimum for single-family dwellings is one (1) space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** “R-5” districts allow a 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.

**Proposed:** “R-4” districts allow a 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.

**FISCAL IMPACT:**

None.

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

The property is not located within a Regional Center but it is within a 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 the approval criteria below.

**1. Consistency:**

The subject property is located within the Eastern Triangle Community Plan and is currently designated as “Urban Living,” “Neighborhood Commercial,” and “Parks Open Space.” The requested “R-4” base zoning district is not consistent with the future land use designation. The applicant submitted a Plan Amendment to “Low Density Residential.” Staff recommends Approval. The Planning Commission recommendation is pending the February 10, 2021 hearing.

**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 requested “R-4” Residential Single-Family zoning allows for the same uses at a slightly greater density, which is appropriate with access to South WW White and Loop 410.

**3. Suitability as Presently Zoned:**

The current “R-5” Residential Single Family is appropriate for the property. The proposed “R-4” is also appropriate for the property and would allow for additional housing and more clustered development.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The property can be developed as single-family at this time, but the denser “R-4” allows for more allotment of open space and buffering in a large subdivision.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Eastern Triangle Community Plan:

Goals:

Overall Goal: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life

Goal 12: Quality housing

Goal 13: Well-maintained neighborhoods and housing stock

Goal 16: Housing with access to transit and public amenities

**6. Size of Tract:**

The subject property is 89.251 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.