



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5194

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/8/2019

**Title:** ZONING CASE Z-2019-10700098 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for nine (9) residential units on Lot 1 and the west 14-feet of Lot 2, Block 5, NCB 1331, located at 1702 Hays Street. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan, 3. Ground Plan Comparison, 4. Zoning Minutes, 5. Draft Ordinance, 6. Ordinance 2019-08-08-0611

Date	Ver.	Action By	Action	Result
8/8/2019	1	City Council A Session	Motion to Approve	Pass
8/8/2019	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2019-10700098

**SUMMARY:**

**Current Zoning:** "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for nine (9) residential units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 18, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Armia Mazaheri

**Applicant:** Rio Delta Engineering

**Representative:** Rio Delta Engineering

**Location:** 1702 Hays Street

**Legal Description:** Lot 1 and the west 14-feet of Lot 2, Block 5, NCB 1331

**Total Acreage:** 0.27

**Notices Mailed**

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

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

**Applicable Agencies:** Fort Sam Houston, 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 was zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "C" Apartment District converted to the current "MF-33" Multi-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:** "MF-33"

**Current Land Uses:** Residential Single Family

**Direction:** South

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

**Current Land Uses:** Residential Single Family

**Direction:** East

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

**Current Land Uses:** Vacant

**Direction:** West

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

**Current Land Uses:** Vacant

**Overlay and Special 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.

**"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:** Hays Street

**Existing Character:** Collector

**Proposed Changes:** None Known

**Thoroughfare:** North Gevers Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 22, 222

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement for a dwelling multi-family is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "MF-33". Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" 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 medium density multi-family use is desired.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center and located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend 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 Arena District / Eastside Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “IDZ-2” 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.

**3. Suitability as Presently Zoned:**

The current “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” is lower density than the existing “MF-33” and remains consistent with the current future land use.

**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:

Redevelopment Goal 1.1 New home construction - 25-50 homes per year

4.1 Conserve existing neighborhoods

**6. Size of Tract:**

The subject property is 0.27 acres, which could reasonably accommodate infill development of residential uses.

**7. Other Factors:**

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

The subject property is located within the Martindale Army Air Field Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

"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, lot sizes, and setbacks.

- The applicant’s request meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.

- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.