



City of San Antonio

Legislation Details (With Text)

File #: 19-6570
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/17/2019
Title: ZONING CASE Z-2019-10700192 (Council District 2): A request for a change in zoning from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600055) (Patricia Franco, Planner, (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700192
(Associated Plan Amendment PA-2019-11600055)

SUMMARY:

Current Zoning: "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Overlay Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Dial Eisenhauser LP

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Generally located west of Walzem Road and Dial Ike Drive

Legal Description: Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927

Total Acreage: 8.005

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation, Randolph AFB, Martindale Army Airfield

Property Details

Property History: The property was annexed by the City of San Antonio in 1989 by Ordinance 70438 on December 31, 1989. The property was originally zoned "B-3" Business District and converted to "C-3" General Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3"

Current Land Uses: Business offices: Dental, Hair dresser, Drugstore

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant lot

Direction: South

Current Base Zoning: "BP" and "C-3 CD"

Current Land Uses: Vacant lot and Storage

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Wal-Mart

Overlay and Special District Information:

"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.

"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.

The subject property is located within the Martindale Army Air Field 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.

Transportation

Thoroughfare: Walzem Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None.

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 632

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

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

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "C-3" General Commercial District provides for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed: "MF-18" Multifamily District allows multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 18 units per acre, assisted living homes, skilled nursing facilities, foster family homes, public and private schools.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or 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 Camelot 1 Neighborhood Plan and is currently designated as “Business Park” in the future land use component of the plan. The requested “MF-18” base zoning district is not consistent with the adopted land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential.” Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “C-3” General Commercial base zoning is an appropriate zoning district and is appropriate for the surrounding area. The proposed “MF-18” is also suitable to the area and provides the opportunity for limited density multi-family housing in a commercial area.

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 Camelot 1 Neighborhood Plan:

The proposed “MF-18” zoning district is a suitable zoning district which supports the Camelot 1 Neighborhood Plan and Multifamily options which encourages development that supports and is compatible with the Plan.

Objective 1: Ensure that the overall development of Camelot I is consistent with plan goals and area needs.

Action Step 1.1

The Planning Team will advocate for comprehensive rezoning of Camelot I area particularly along Walzem Road.

6. Size of Tract:

The subject property is 8.005 acres, which would adequately support multi-family use.

7. Other Factors:

The subject property is located within the Martindale Army Air Field Awareness Zone/Military Influence Area and Randolph AFB area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request.