



City of San Antonio

Legislation Details (With Text)

File #: 20-5280
Type: Zoning Case
In control: City Council A Session
On agenda: 9/17/2020
Title: ZONING CASE Z-2020-10700167 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-3 MLR-1 AHOD" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 7.899 acres out of NCB 17983, generally located in the 4000 block of Woodlake Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600047)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes 5.798 acres, 5. Field Notes 2.101 acres, 6. Ordinance 2020-09-17-0675

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2020-10700167
(Associated Plan Amendment PA-2020-11600047)

SUMMARY:
Current Zoning: "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "MF-25 MLOD-3 MLR-1 AHOD" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 18, 2020

Case Manager: Victoria Castro, Planner

Property Owner: JGRCBB Investments, LLC

Applicant: Killen, Griffin & Farrimond, PLLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 4000 block of Woodlake Parkway

Legal Description: 7.899 acres out of NCB 17983

Total Acreage: 7.899

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Air Field

Property Details

Property History: The property was annexed by Ordinance 61631 on December 30, 1985 and zoned "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General 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: "OCL"

Current Land Uses: Vacant lot, Drain ROW and Single-Family Residences

Direction: East

Current Base Zoning: "OCL", "I-1" and "C-3"

Current Land Uses: Vacant lot

Direction: South

Current Base Zoning: "C-3" and "I-1"

Current Land Uses: Vacant lot

Direction: West

Current Base Zoning: "OCL", and "BP"

Current Land Uses: Vacant lot

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.

Transportation

Thoroughfare: Woodlake Parkway

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There are no VIA Routes within walking distance from the subject property.

Traffic Impact: Traffic Impact Analysis (TIA) can't be determined at this time.

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

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of "I-1" accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed: The proposed zoning district designation of "MF-25" permits any uses in "MF-18", plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

"MF-18" - Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center and is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 I-10 East Perimeter Plan and is currently designated as "Low Density Residential" in the land use component of the plan. The requested "MF-25" base zoning district is not consistent with the future land use designation. The applicant is requesting a Plan Amendment to change the future land use to "High 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. The proposed downzone to “MF-25” serves as a buffer between the neighboring single-family residential neighborhood and the highway. Also, multi-family development will attract commercial development on the adjacent vacant lots.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the surrounding area, since it allows heavy and concentrated fabrication and manufacturing and industrial uses. The proposed multi-family development is a better land use for the large vacant tract of land, which is next to single family homes.

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 objective of the I-10 East Perimeter Plan, which encourages the following:

Plan Goals:

The IH 10 East Perimeter Planning Team first materialized was to address the heavy trucking businesses that were taking shape throughout the IH 10 East Corridor. The adopted 2001 Plan states on page 24, “Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor”.

6. Size of Tract:

The 7.899 acre site is of sufficient size to accommodate the proposed multi-family development.

7. Other Factors:

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. The Military has indicated that there are no objections to this request.

The applicant is requesting to rezone from “I-1” to “MF-25”, to allow for a Multi-Family development. At a density of 25 units per acre, the total number of units that could be developed is 242.