



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4271

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 6/15/2021

**Title:** ZONING CASE Z-2021-10700108 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 31 and Lot 32, NCB 6056, located at 406 Moten Alley. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
Zoning Case Z-2021-10700108

**SUMMARY:**  
**Current Zoning:** "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "R-3 MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** June 15, 2021

**Case Manager:** Justin Malone, Planner

**Property Owner:** Arcelia Sandoval

**Applicant:** Rene LaFuente

**Representative:** Rene LaFuente

**Location:** 406 Moten Alley

**Legal Description:** Lot 31 and Lot 32, NCB 6056

**Total Acreage:** 0.0831

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** Dignowity Hill Neighborhood Association

**Applicable Agencies:** Martindale

**Property Details**

**Property History:** The property was part of the original 36 square miles of San Antonio and was originally zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial 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:** "I-2"

**Current Land Uses:** Single Family Residential

**Direction:** East

**Current Base Zoning:** "I-1", "MF-33"

**Current Land Uses:** Single Family Residential

**Direction:** South

**Current Base Zoning:** "I-1", "MF-33"

**Current Land Uses:** Single Family Residential

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Single Family Residential

**Overlay and Special District Information:**

"MLOD-3"

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District 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:** Moten Alley

**Existing Character:** Local

**Proposed Changes:** None known

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

**Routes Served:** 20

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required.

**Parking Information:** The minimum parking requirement for a single-family residence is 1 parking space.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The current zoning district designation of “I-1” General Industrial District allows 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 include auto and light truck auction, truck stop, outdoor flea market, and manufactured homes and oversized vehicle sales.

**Proposed:** The proposed zoning district designation of “R-3” Single-Family Residential District allows for single-family dwellings with a minimum lot size of 3,000 square feet and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

**FISCAL IMPACT:**

None.

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

The property is not within a Regional Center but 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 in the Arena District/Eastside Community Plan and is currently designated “Medium Density Residential” in the future land use component of the plan. The requested “R-3” base zoning district is consistent with the future land use designation.

**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 use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The current “I-1” General Industrial base zoning district is appropriate for the surrounding area. The proposed “R-3” Single Family Residential is a downzone and is also appropriate, allowing less intense uses within an established single family residential neighborhood.

**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 Arena District/Eastside Community Plan which encourages the following:

**Goal 2. Land Use Guiding Principles**

**Objective 2.2- Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment**

**Objective 2.3- Create attractive streets**

**Goal 4. Land Use Plan Goals**

**Objective 4.1- Conserve existing neighborhoods**

**6. Size of Tract:**

The 0.0831 acre site is of sufficient size to accommodate the proposed single-family residential development.

**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 the request.

The applicant is requesting the rezoning of the property to allow for a single-family home.