



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1349

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**Agenda Item Number:** 18.

**Agenda Date:** 1/21/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2019-10700317

(Associated Plan Amendment PA-11600102)

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

**Requested Base Zoning:** "MF-33 MLOD-3 MLR-1" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 21, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Roseville Housing Trust of San Antonio

**Applicant:** O'Raye Adkins

**Representative:** O'Raye Adkins

**Location:** 4000 Block of Interstate 10 East.

**Legal Description:** Lot 8, Block 6, NCB 12633

**Total Acreage:** 2.819

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Martindale Air Force Base, Planning Department, Texas Department of Transportation

### **Property Details**

#### **Property History:**

The property was annexed by Ordinance 18115, dated September 25, 1952 as "Temporary A". The property was rezoned from Temporary A to "J" Commercial by Ordinance 33,403, date June 17, 1965. The property converted to "I-1" Industrial with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was later rezoned from "I-1" to "C-3" General Commercial by Ordinance 2006-0941.

**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:** "C-3NA"

**Current Land Uses:** Motel, Interstate 10 East

**Direction:** South

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

**Current Land Uses:** Multi-family

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Hotel

**Direction:** West

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

**Current Land Uses:** Vacant, Church

### **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 Air Force Base. 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:** East Interstate 10

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Thoroughfare:** Alpha Kappa Alpha

**Existing Character:** Local  
**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
**Routes Served:** 25

**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 multi-family development is 1.5 space per unit.

**ISSUE:**  
None.

#### **ALTERNATIVES:**

**Current:** The current zoning district designation of “C-3” General Commercial District. These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

**Proposed:** The proposed “MF-33” would allow a 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 33 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 subject property is located within the Fort Sam Regional Center and is located within the Premium Transit Corridor.

#### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends 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 Arena District Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “MF-33” base zoning district is not

consistent with the future land use designation. The applicant has requested a Plan Amendment to “High Density Residential”. Staff and Planning Commission recommend Approval.

## **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 proposed “MF-33” is an appropriate transition for the commercial area and along the highway.

## **3. Suitability as Presently Zoned:**

The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-family District is also appropriate for the surrounding area with ample freeway access and adjacent multifamily.

## **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 Eastern Triangle Community Plan:

Housing And Neighborhood 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: Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area

Goal 16: Construct housing that incorporates access to transit and public amenities Objective 16.1: Improve access and amenities within and nearby residential neighborhood

## **6. Size of Tract:**

The subject property is 2.819 acres, which could reasonably accommodate 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, JB SA was notified of the proposed request.

The applicant is requesting to rezone to “MF-33” to construct roughly 50 affordable apartments to expand their existing Roseville senior housing to the south of the subject property.