



City of San Antonio

Agenda Memorandum

File Number:20-2348

Agenda Item Number: 2.

Agenda Date: 3/3/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700339

SUMMARY:

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "RM-4 MLOD-3 MLR-1" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2020. This case is continued from the February 20, 2020 zoning hearing.

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: David Monnich

Applicant: David Monnich

Representative: Buck Benson

Location: 126 Holmgreen Road

Legal Description: Lot 3A, 4A, 5A, 6A, and Lot 8A, NCB 10746

Total Acreage: 14.75

Notices Mailed

Owners of Property within 200 feet: 49

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and had a base zoning district of "A" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "A" Single Family District converted to the current "R-5" Residential Single-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: R-5

Current Land Uses: Home

Direction: South

Current Base Zoning: R-5

Current Land Uses: Natural

Direction: East

Current Base Zoning: R-5

Current Land Uses: City Of San Antonio Bulk Waste

Direction: West

Current Base Zoning: R-5

Current Land Uses: Home

Overlay and Special District Information:

"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: Holmgreen Road

Existing Character: Local

Proposed Changes: Not Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Routes Served: None

Traffic Impact: A TIA report is not required.

Parking Information: The minimum parking requirement for a dwelling - 2 family cluster is 1 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-5” Residential Single-Family provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed zoning district designation of “RM-4” Residential Mixed District provides areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not located 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 within the Eastern Triangle Community Plan and is currently designated as “Low Density Residential” and “Medium Density Residential” in the future land use component of the plan. The requested "RM-4" Residential Mixed District 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 “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed is also appropriate and provides additional housing options for the 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 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: Quality housing
- Goal 13: Well-maintained neighborhoods and housing stock
- Goal 14: Neighborhood awareness, education, and cooperation
- Goal 15: Community pride and attitude
- Goal 16: Housing with access to transit and public amenities

6. Size of Tract:

The subject property is 14.75 acres, which could reasonably accommodate the proposed subdivision.

7. Other Factors:

The development proposes 87 lots.

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.