



City of San Antonio

Agenda Memorandum

File Number:20-2777

Agenda Item Number: 10.

Agenda Date: 5/5/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2020-10700027

SUMMARY:

Current Zoning: "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Hussain Aftab Halai

Applicant: Hussain Aftab Halai

Representative: Hussain Aftab Halai

Location: 1004 Hampton

Legal Description: Lot 1, Block 23, NCB 10298

Total Acreage: 0.2697 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 15765, dated August 16, 1951 and zoned “B” Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “B” Residential District converted to the current “R-4” 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-4”

Current Land Uses: Single-Family homes

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family homes

Direction: West

Current Base Zoning: “R-4”, “I-1” and “C-3”

Current Land Uses: Best Western Hotel and Vacant Lot

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family homes

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: Hampton Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 28 and 30

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

Parking Information: The parking minimum for a Residential Single-Family is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The “R-4” Residential Family District permits Single-family dwelling (detached) with a minimum lot

size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed: The “MF-33” Multi-Family District permits a maximum density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within the Regional Center, not within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate recommendation of “MF-18”.

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 “High Density Mixed” in the future land use component of the plan. The requested “M-33” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested density of “MF-33” would allow up to nine (9) units. This is too intense for the established area. Staff recommends “MF-18”, which would allow five (5) units.

3. Suitability as Presently Zoned:

The current “R-4” zoning is appropriate for the property and surrounding area. The proposed “MF-33” is suited to the high density land use category, but creates density that is not characteristic of the area. The less dense alternative of “MF-18” provides a better transition for the area and would allow for five (5) units to be developed.

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 the public policy objectives of the Eastern Triangle Community Plan.

The overall goal is well maintained communities with a diverse housing stock to meet the needs of current and future residents through all stages of life.

Specifically, Goal 12: to 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.

Objective 12.1: Encourages the development of diverse housing options near schools for families with school age children.

Objective 12.3: Promotes an increase in the diversity of housing for young adults to live, work, and interact

within the community; and

Objective 12.5: Encourages home ownership and promote programs that aid in creating more home ownership opportunities.

High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks.

6. Size of Tract:

The subject property is 0.2697 acres, which accommodates the proposed “MF” Multi-Family development.

7. Other Factors:

This is a vacant property. Although the applicant can construct up to nine (9) units in “MF-33”, they intend to develop only eight (8) residential units.