



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4979

---

**Agenda Item Number:** Z-2.

**Agenda Date:** 9/3/2020

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2020-10700150 CD

(Associated Plan Amendment PA-2020-11600038)

**SUMMARY:**

**Current Zoning:** "MF-33 EP-1 MLOD-3 MLR-2" Multi-Family Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** "C-2 CD EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outside Permitted)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 4, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** San Antonio Housing Authority

**Applicant:** NorthPoint Development

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 909 Runnels Avenue

**Legal Description:** Lot 3, Block 1, NCB 12839

**Total Acreage:** 1.945

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance

**Applicable Agencies:** Martindale Army Airfield Base

### **Property Details**

**Property History:** The property is part of the original 36 square miles of San Antonio and was originally zoned "C" Apartment. The "C" Apartment district was converted to "MF-33" Multifamily with the adoption of the 2001 Unified Development Code by Ordinance 93881, dated May 3rd, 2001.

**Topography:** The property is not in a 100-year flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** UZROW

**Current Land Uses:** Interstate Highway 35

**Direction:** East

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multifamily Residential

**Direction:** West

**Current Base Zoning:** "C-2", "MF-33"

**Current Land Uses:** Church, Vacant Land, Single-Family Residences

**Direction:** South

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multifamily Residential

### **Overlay and Special District Information:**

"EP"

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

"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:** Hines Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** IH-35 Access Road

**Existing Character:** Interstate Highway Access Road

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
Routes Served: 21, 22, 222

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The parking minimum for a self-service storage facility is 4 spaces plus 2 for manager's quarters.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of "MF-33" Multifamily. 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.

**Proposed:** "C-2 Commercial districts accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The Conditional Use would allow for all "C-2" uses in addition to Auto, Boat, and Recreational Vehicle Storage (Outside Permitted).

**FISCAL IMPACT:**  
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**  
The property is not part of a Regional Center and is within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) 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 Government Hill Neighborhood Plan and is currently designated as "High Density Residential" in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the requested future land use designation. The applicant requested a Plan Amendment to "Community Commercial". 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.

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

The current “MF-33” zoning is appropriate for the property and surrounding area. The proposed “C-2” would also be appropriate for a lot along the Interstate Highway 35 Corridor. The addition of the “CD” Conditional Use allows for consideration of Auto, Boat, and Recreational Vehicle Storage (Outside Permitted).

### **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 Government Hill Neighborhood Plan:

The proposed “Community Commercial” future land use category supports “C-2” zoning. The Government Hill Neighborhood Plan suggests that “Community Commercial” is an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.

Goal 2.1: Redevelop and revitalize the neighborhood

Strategies:

- Market the vacant parcels of land to prospective homeowners and businesses
- Recruit desired businesses and the expansion of existing businesses in the neighborhood
- Encourage the involvement of all organizations in the area to work together to improve the neighborhood

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

The subject property is 1.945 acres, which could reasonably accommodate Commercial uses.

### **7. Other Factors:**

The applicant is seeking the rezoning for development of a self-service storage facility with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (outside permitted).