



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5007

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**Agenda Item Number:** 12.

**Agenda Date:** 9/1/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:** Zoning Case Z2020-10700176

**SUMMARY:**

**Current Zoning:** "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 1, 2020

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Texas Affordable Housing Corporation

**Applicant:** Whitecap Waves, Inc.

**Representative:** Whitecap Waves, Inc.

**Location:** 1314 North Center St.

**Legal Description:** Lot 16B and Lot 17A, Block 2, NCB 6336

**Total Acreage:** 0.1435 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Jefferson Heights Neighborhood Association  
**Applicable Agencies:** Martindale Army Airfield

### **Property Details**

**Property History:** The subject property is part of the original 36 square miles of the city. The western portion of the subject property was originally zoned "J" Commercial District, and the eastern portion was originally zoned "B" Residence District. The previous "J" district converted to the current "I-1" General Industrial District and the previous "B" district converted to the current "R-4" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

**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-1" and "R-4"

**Current Land Uses:** Auto Zone, single-family dwellings

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-family dwellings, duplex

**Direction:** South

**Current Base Zoning:** "RM-4" and "R-4"

**Current Land Uses:** Vacant, single-family dwellings

**Direction:** West

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

**Current Land Uses:** Single-family dwellings, insurance office, corner store

### **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.

"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:** North Center Street

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes:** 20, 25, 225

**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 single-family dwelling unit is 1 space.

**ISSUE:** None.

#### **ALTERNATIVES:**

**Current:** The current “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

The current “R-4” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are 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 “R-4” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are 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.

**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 within the Arena District Community Plan and is currently designated as “Medium Density Residential.” The requested “R-4” 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. One of the properties is already “R-4” and the other property is being downzoned from “I-1” to “R-4.”

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

The current "I-1" is not an appropriate zoning for the property and surrounding area. The existing and proposed "R-4" are an appropriate zoning for the property and surrounding area. The requested "R-4" is consistent with the surrounding properties which are zoned "R-4."

### **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 Arena District Community Plan:

Goal 2.1- Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

Goal 2.2- Protect the neighborhoods by providing them with the necessary improvements

to enable infill development and redevelopmentGoal 4.1- Conserve existing neighborhoods

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

The subject property is 0.1435 acres, which could reasonably accommodate a residential single-family home.

### **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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to the request.