



City of San Antonio

Agenda Memorandum

File Number:20-5265

Agenda Item Number: Z-5.

Agenda Date: 9/17/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2020-10700156

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: "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 18, 2020

Case Manager: Michael Pepe, Planner

Property Owner: John Hernden

Applicant: John Hernden

Representative: John Hernden

Location: 4419 North Hein

Legal Description: Lot 38, Block 1, NCB 10733

Total Acreage: 0.3015

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Hein - Orchard Subdivision Association

Applicable Agencies: Martindale Air Force Base

Property Details

Property History: The property was annexed September 25, 1952 by Ordinance 18115 as “Temporary A” Residence District. The property was rezoned on February 14, 1957 to “A” Residence District by Ordinance 24417. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “A” converted to “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: Single-Family Dwelling

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: Duplex

Direction: South

Current Base Zoning: “R-5”, “MF-33”

Current Land Uses: Duplex, Apartments

Direction: West

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Dwelling

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: Hein

Existing Character: Local

Proposed Changes: None

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

Routes Served: 26, 28, 552

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking minimum for multiple dwellings is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: “R-5” districts provide 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: “R-5” districts provide 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. The “CD” conditional use would authorize continued use of the existing quadplex, subject to a site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center but it is within half a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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” in the future land use component of the plan. The requested “R-5” 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. The requested zoning enables continued use of the property as it is developed, while holding future changes to a site plan.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single Family is appropriate for the property. “R-5 CD” would also be appropriate for the property which, is currently used as a quadplex. The large size of the property is appropriate to accommodate multiple units and on-site parking.

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:

Goals:

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 16: Housing with access to transit and public amenities

6. Size of Tract:

The subject property is 0.3015 acres, which could reasonably accommodate the requested residential uses.

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, Texas Army National Guard and JBSA were notified of the proposed request.

The applicant seeks a rezoning to maintain the existing four (4) residential units on the property.