



# City of San Antonio

## Agenda Memorandum

**File Number:**21-3954

---

**Agenda Item Number:** 19.

**Agenda Date:** 6/1/2021

**In Control:** Zoning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:** Zoning Case Z2021-10700102

**SUMMARY:**

**Current Zoning:** "R-5 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Duplex

**Requested Zoning:** "MF-18 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 1, 2021

**Case Manager:** Michael Pepe, Senior Planner

**Property Owner:** Valmi Development Company LLC

**Applicant:** ISRO Engineering Services PLLC

**Representative:** Juan Rodriguez

**Location:** 119 Spofford Street

**Legal Description:** Lot 11, Block 15, NCB 1295

**Total Acreage:** 0.1597

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance 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 and was originally zoned "D" Apartment District. The previous "D" district converted to "MF-33" Multi-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned to the current "R-5 CD" Residential Single-Family District by Ordinance 2010-11-04-0971, dated November 4, 2010.

**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 dwellings

**Direction:** East

**Current Base Zoning:** "I-1" and "R-5"

**Current Land Uses:** Single-family dwelling, Vacant

**Direction:** South

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

**Current Land Uses:** Single-family dwelling, Vacant

**Direction:** West

**Current Base Zoning:** "MF-18"

**Current Land Uses:** Vacant

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

"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.

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale. 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:** Spofford

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Sharer

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There is one VIA bus route within walking distance of the subject property.

## **Route: 21**

**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 a single-family home is one space per unit.

**ISSUE:** None.

### **ALTERNATIVES:**

**Current:** The current “R-5” 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 “MF-18” Limited Density Multi-Family District is the designation for multi-family use with a maximum density of up to eighteen (18) units per acre, depending on unit size. An “MF-18” district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which limited density multi-family use is desired.

**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 Government Hill Neighborhood Plan and is currently designated as “Mixed Use.” The requested “MF-18” 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. Properties to the west of the subject property are currently zoned “MF-18” Limited Density Multi-Family.

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

The current “R-5 CD” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed zoning of “MF-18” would also be appropriate for the property and the surrounding area, with adequate access to area roads and in walkable proximity to retail. Although there is “I-1” Industrial to the south, the neighboring “I-1” property is developed as a single-family home.

#### **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:

1. Housing 1.1 Conserve, rehabilitate and/or replace (if necessary) housing stock.
2. Land Use/Revitalization 2.1 Redevelop and revitalize the neighborhood.  
Market the vacant parcels of land to prospective homeowners and businesses.

**6. Size of Tract:**

The subject property is 0.1597 acres, which could reasonably accommodate the proposed residential uses.

**7. Other Factors:**

The subject property is located within the Martindale AAF 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 this request.

The applicant is proposing two (2) detached single-family structures on one lot.