



City of San Antonio

Agenda Memorandum

File Number:21-4271

Agenda Item Number: 11.

Agenda Date: 6/15/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2021-10700108

SUMMARY:

Current Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 15, 2021

Case Manager: Justin Malone, Planner

Property Owner: Arcelia Sandoval

Applicant: Rene LaFuenta

Representative: Rene LaFuenta

Location: 406 Moten Alley

Legal Description: Lot 31 and Lot 32, NCB 6056

Total Acreage: 0.0831

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Martindale

Property Details

Property History: The property was part of the original 36 square miles of San Antonio and was originally zoned “J” Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “J” Commercial District converted to the current “I-1” General Industrial 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: “I-2”

Current Land Uses: Single Family Residential

Direction: East

Current Base Zoning: “I-1”, “MF-33”

Current Land Uses: Single Family Residential

Direction: South

Current Base Zoning: “I-1”, “MF-33”

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Single Family Residential

Overlay and Special District Information:

"MLOD-3"

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District 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: Moten Alley

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 20

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

Parking Information: The minimum parking requirement for a single-family residence is 1 parking space.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “I-1” General Industrial District allows areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses include auto and light truck auction, truck stop, outdoor flea market, and manufactured homes and oversized vehicle sales.

Proposed: The proposed zoning district designation of “R-3” Single-Family Residential District allows for single-family dwellings with a minimum lot size of 3,000 square feet and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

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 in the Arena District/Eastside Community Plan and is currently designated “Medium Density Residential” in the future land use component of the plan. The requested “R-3” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial base zoning district is appropriate for the surrounding area. The proposed “R-3” Single Family Residential is a downzone and is also appropriate, allowing less intense uses within an established single family residential neighborhood.

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 any public policy objective of the Arena District/Eastside Community Plan which encourages the following:

Goal 2. Land Use Guiding Principles

Objective 2.2- Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

Objective 2.3- Create attractive streets

Goal 4. Land Use Plan Goals

Objective 4.1- Conserve existing neighborhoods

6. Size of Tract:

The 0.0831 acre site is of sufficient size to accommodate the proposed single-family residential development.

7. Other Factors:

The subject property is located within the Martindale Army Airfield 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 Military has indicated that there are no objections to the request.

The applicant is requesting the rezoning of the property to allow for a single-family home.