



City of San Antonio

Agenda Memorandum

File Number:21-4557

Agenda Item Number: 19.

Agenda Date: 7/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2021-10700137

SUMMARY:

Current Zoning: "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for twelve (12) dwellings units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Jessica Romero

Applicant: Jessica Romero

Representative: Cory Martin

Location: 601 and 605 Jenuil Avenue

Legal Description: Lots 8-13, Block 37, NCB 1231

Total Acreage: 0.7191

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and originally zoned “L” First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “L” First Manufacturing District converted to the current “I-2” Heavy 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: Vacant

Direction: South

Current Base Zoning: “I-2”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “I-2”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “I-2”

Current Land Uses: Vacant

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: Junell Avenue

Existing Character: Local

Proposed Changes: N/A

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

Routes Served: 22, 222

Traffic Impact: ROW dedication and improvement may be required along Junell Avenue.

Parking Information: The minimum parking requirement for twelve (12) residential units is 1.5 spaces per unit. The proposed “IDZ-1” base zoning district waives parking requirements.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "I-2" Heavy Industrial accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. 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.

Proposed: The proposed "IDZ-1" Limited Intensity Infill Development Zone allows uses in "MF-18" Limited Density Multi-Family, "O-1" Office and "C-1" Light Industrial uses.

The proposed "IDZ-1" would allow for twelve (12) dwellings units, per a prescribed site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the 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 / Eastside Community Plan and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested "IDZ-1" Limited Density Infill Development Zone base zoning district with uses permitted for twelve (12) dwelling units 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 "IDZ-1" Limited Density Infill Development Zone would allow residential development and is much less intense than the existing "I-2" Heavy Industrial District.

3. Suitability as Presently Zoned:

The current "I-2" Heavy Industrial District is not an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" will add to an established residential community and is a downzoning which would allow residential development.

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 / Eastside Community Plan:

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H P28: Explore commercial and industrial areas in the core of the city for conversion to residential or mixed-use.

"IDZ"

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
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6. Size of Tract:

The subject property is 0.7191 acres, which could reasonably accommodate twelve (12) dwelling units.

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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.