



City of San Antonio

Agenda Memorandum

File Number:21-4558

Agenda Item Number: 21.

Agenda Date: 7/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2021-10700141

SUMMARY:

Current Zoning: "R-4 MLOD-3 MLR-2" Residential Single-Family 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 twenty (20) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Mirko Maravi, Senior Planner

Property Owner: San Antonio Affordable Housing Inc (SAHA)

Applicant: TerraFirma Homes, Inc

Representative: TerraFirma Homes, Inc

Location: 2830 Martin Luther King Drive

Legal Description: Lots 2-4, Lot 5A, Lot 6A, Lots 7-9, Lot 10A, and Lot 27, Block 2, NCB 9552

Total Acreage: 1.8168

Notices Mailed

Owners of Property within 200 feet: 55

Registered Neighborhood Associations within 200 feet: Coliseum/Willow Park Neighborhood Association

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 5614, dated July 31, 1947 and zoned "B" Residence District. A portion of the property was rezoned by Ordinance 37547, dated June 5, 1969 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District "B-3" Business District converted to the "R-4" Residential Single-Family District and "C-3" General Commercial District. The property zoned "C-3" was rezoned by Ordinance 2017-01-19-0039, dated January 19, 2017 to current "R-4" 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: "C-2" and "R-4"

Current Land Uses: Residential and Food Service Establishment

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Community Center

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: Martin Luther King Drive

Existing Character: Secondary Arterial B

Proposed Changes: N/A

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

Routes Served: 26, 225

Traffic Impact: "IDZ" zoning - exempt from TIA requirements. "D" zoning - exempt from TIA requirements. We do not recommend that driveway queuing be analyzed to ensure that queues do not spill back into public right-of-way. Martin Luther King is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type B 70' - 86' ROW). ROW Dedication may be required. Arterials require min 48' pavement - 24' from

centerline. Per UCD Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks.

Parking Information: The minimum parking requirement for twenty (20) 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 "R-4" Residential Single-Family District zoning district provide options for developing dwelling units for specialized housing markets such as the affordable housing market, starter homes, and empty nester homes on small lots. This district will provide areas for medium to high-density, single-family residential uses where adequate public facilities and services exist, prevent the overcrowding of land, and facilitate the adequate provision of transportation. The "R-4" (residential single-family) zoning district are designed to be in close proximity to schools, public parks, and open space serving the site.

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 twenty (20) dwelling 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” base zoning district with uses permitted for twenty (20) 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. Surrounding properties are zoned “R-4” Residential Single-Family.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” will add additional dwelling units to an established residential area.

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:

1. Redevelopment Goals over the next 10-15 years 1.1 New home construction - 25-50 homes per year.

4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones.

"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 1.8168 acres, which could reasonably accommodate twenty (20) residential 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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to the request.