



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700329

SUMMARY:

Current Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of eleven (11) units per acre

Requested Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District for a Major Site Plan Amendment to increase the maximum density to twenty-three (23) units per acre and increase the total commercial acreage within the "MXD" boundary

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: 3500 Goliad Road, LP

Applicant: The NRP Group, LLC

Representative: Ortiz McKnight, PLLC

Location: 3500 Goliad Road

Legal Description: Lot P-1, NCB 10880

Total Acreage: 23.887

Notices Mailed**Owners of Property within 200 feet:** 25**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Parks Department, TxDOT**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to "R-4" Residential Single-Family District. The property was rezoned by Ordinance 2021-05-20-0388, dated May 20, 2021, to the current "MXD" Mixed Use District with a maximum density of eleven (11) units per acre.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** MH**Current Land Uses:** Manufactured Housing Park**Direction:** South**Current Base Zoning:** UZROW, R-6, MF-18, C-2**Current Land Uses:** Southwest Loop 410, Single-Family Residential, Welding Repair, Produce Market, Construction and Maintenance Facility**Direction:** East**Current Base Zoning:** UZROW, R-4**Current Land Uses:** US Highway 37 S, Vacant Property**Direction:** West**Current Base Zoning:** R-4, C-1**Current Land Uses:** Single-Family Residential**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

The “MXD” Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to “MXD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation

Thoroughfare: US Highway 37 South

Existing Character: Interstate

Proposed Changes: None known.

Thoroughfare: Southwest Loop 410

Existing Character: Interstate

Proposed Changes: None known.

Thoroughfare: Goliad Road

Existing Character: Collector

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 32

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Multi-Family Dwelling is 1.5 per unit. The maximum parking requirement for Multi-Family Dwelling is 2 per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “MXD” Mixed Use District provides a concentrated mix of residential, retail, service, and office uses.

The existing zoning district permits a maximum density of eleven (11) units per acre.

Proposed Zoning: “MXD” Mixed Use District provides a concentrated mix of residential, retail, service, and office uses.

The proposed zoning is a Major Site Plan Amendment to increase the maximum density to twenty-three (23) units per acre and increase the total commercial acreage within the "MXD" boundary.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Brooks Regional Center but is not within a ½ mile of 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 approval criteria below.

1. **Consistency:** The subject property is located within the Brooks Area Regional Center Plan, adopted May 2019, and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “MXD” 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 proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “MXD” Mixed Use District with a maximum density of eleven (11) units per acre is an appropriate zoning for the property and surrounding area. The proposed “MXD” Mixed Use District for a Major Site Plan Amendment to increase the maximum density to twenty-three (23) units per acre and increase the total commercial acreage within the “MXD” boundary is also an appropriate zoning for the proximate area. The new site plan increases the commercial area from 10.04 acres to 10.19 acres and relocates the area to the south of the overall property. The maximum density from the 2021 “MXD” site plan is eleven (11) units per acre, which permits 145 units within the 13.14-acre area. The proposed amendment would increase the density to twenty-three (23) units per acre and permit 313 units for the 13.61-acre residential area. The property buffers an established single-family residential development from an intersection between two state highways. The proposed higher multi-family density and commercial uses are more appropriate along the major thoroughfares, which are becoming busier with the growing development within the Brooks/City Base 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 request does not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Plan may include:
 - H Goal 1: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.
 - 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 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.
- JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant Goals and Objectives of the Brooks Area Regional Center Plan may include:

- Goal 1-3: Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.
- Goal 1-4: Support a healthy and desirable community, social and dining options which provide opportunity for meaningful interactions, and strengthen the cohesive Brooks Area identity; welcoming, pioneering, innovative, and resilient.

- 6. Size of Tract:** The 23.887 acre site is of sufficient size to accommodate the proposed mixed use development.
- 7. Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates both residential and commercial uses. The proposed maximum density is twenty-three (23) units per acre. For the 13.61 acres which is designated residential, it would permit up to 313 dwelling units.