



City of San Antonio

Agenda Memorandum

Agenda Date: March 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700020

SUMMARY:

Current Zoning: "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2022

Case Manager: Corin Hooper, Senior Planner

Property Owner: Rockport Family Partnership LTD

Applicant: Rockport Family Partnership LTD

Representative: Killen, Griffin & Farrimond, PLLC

Location: generally located in the 11000 Block of O'Connor

Legal Description: 8.94 acres of NCB 15911

Total Acreage: 8.94 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Valley Forge Residents Association

Applicable Agencies: N/A

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41430 dated December 25, 1972 and zoned "Temporary R-1" Single Family District. The subject property was partially rezoned by Ordinance 47690 dated February 17, 1977. The subject property was partially rezoned by Ordinance 51423, dated October 25, 1979 to the "B-2" Business District and "B-3" Business District. The subject property was partially rezoned by Ordinance 60402, dated March 14, 1985 to the "R-4" Manufactured Home District. The subject property was partially rezoned by Ordinance 84348 dated June 27, 1996 to the "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned "B-2" Business District converted to the current "C-2" Commercial District, "B-3" Business District converted to the current "C-3" General Commercial District, "R-4" Manufactured Home District converted to "MH" Manufactured Home District and "I-1" Light Industry District converted to "I-1" General Industrial District. The subject property was partially converted by Ordinance 2013-12-19-0942 dated December 19, 2013 to "I-1" General Industrial District.

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: ROW

Current Land Uses: Utility Right of Way

Direction: South

Current Base Zoning: "L"

Current Land Uses: Light Industrial

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Industrial and Commercial

Direction: West

Current Base Zoning: "C-3" & "C-2"

Current Land Uses: Commercial

Overlay District Information:

"IH-1"

The Northeast Gateway Corridor District (“IH-1”) provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

“AHOD”

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:

None.

Transportation

Thoroughfare: O’Connor

Existing Character: Minor

Proposed Changes: None Known

Public Transit: There are no routes within walking distance.

Routes Served: N/A

Traffic Impact: The traffic generated by the proposed development exceeds the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**. A new traffic impact is required.

Parking Information: Parking requirements for multi-family development is 1.5 spaces per unit

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “I-1” General Industrial districts accommodate 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: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

“C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

“C-3” General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: “MF-33” Multi Family District provides for multi-family residential uses to a density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within ½ a mile from the Northeast I-35 and Loop 410 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 North Sector Plan and is currently designated “Regional Center” in the future land use component of the plan. The requested “MF-33” 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 “I-1” Industrial District, “C-2” Commercial District and “C-3” General Commercial Districts are appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also an appropriate zoning for the area. The “MF-33” Multi-Family District provides a housing alternative for the area and breaks up the intense general commercial and industrial zoning and uses.
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 of the SA Tomorrow Comprehensive Plan and the North Sector Plan.

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Policy #14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.

LU Strategy 5.1: Continue to implement the standards and guidelines of existing scenic corridors, gateway corridors and overlay districts to maintain and enhance a consistent design theme along North Sector principal and arterial roadways.

6. **Size of Tract:** The 8.94-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The subject property is located within the Randolph Military Notification 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.

At a density of 33 units per acre the maximum number of allowable units would be 295 units.