



City of San Antonio

Agenda Memorandum

Agenda Date: March 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Zoning Case Z-2021-10700214
(Associated Plan Amendment PA-2021-11600071)

SUMMARY:

Current Zoning: "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Mission Historic Airport Hazard Overlay District with residential uses not to exceed 381 units and uses permitted in "C-2" Commercial District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with residential uses not to exceed 381 units and uses permitted in "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 15, 2022. This case is continued from the February 15, 2022 hearing.

Case Manager: Roland Arsate, Planner

Property Owner: Estella Gonzales, Estate Trust

Applicant: Jose Gallegos

Representative: Jose Gallegos

Location: generally located 9400 Southeast Loop 410

Legal Description: 18.97 acres out of NCB 10917

Total Acreage: 18.97

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Stinson Airfield, Office of World Heritage, TxDOT, Planning Department

Property Details

Property History: This property was annexed by Ordinance 18115, dated September 25, 1952 and zoned "F" Local Retail District. The property was rezoned by ordinance 57,291 from "F" Local Retail District to "'I-1" Light Industry District dated July 21, 1983. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: ROW

Current Land Uses: Loop 410 Southeast

Direction: East

Current Base Zoning: "R-5" and "R-6"

Current Land Uses: Single-Family Residence and Church

Direction: West

Current Base Zoning: "NP-10"

Current Land Uses: Vacant Land

Overlay District Information:

The Mission Historic District, is an overlay district which was adopted in February 17, 1977. This district does not regulate use of the property but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic

Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Special District Information: None.

Transportation

Thoroughfare: Southeast Loop 410

Existing Character: Collector

Proposed Changes: Multi-Family

Public Transit: None.

Traffic Impact: This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval

Parking Information: Minimum 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.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city. C-2 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.

The applicant is requesting residential units totaling 381 and “C-2” Commercial uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within half a mile from the Brooks Regional Center but not 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 approval criteria below.

1. **Consistency:** The subject property is located with the Stinson Airport Vicinity Land Use Plan and is currently designated as Low Density Residential and Parks/Open Space in the future land use component of the plan. The requested “IDZ-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Mixed Use. Staff recommends Approval. The Planning Commission recommendation is pending the March 9, 2022 hearing.
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 residential and commercial uses are more consistent with the area than the existing industrial zoning district.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial is not an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Density Infill Development Zone with uses permitted for 381 dwelling units and “C-2” Commercial District is much more appropriate and provides housing and business opportunities along SE Loop 410.
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 objectives of the Stinson Airport Vicinity Land Use Plan.

Goal I: Protect the quality of life of residents including health, safety and welfare

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land

Goal II: Encourage economic growth that enhances airport operations and surrounding development

Objective 2.1 Upgrade and enhance airfront commercial property that is declining, is currently vacant, or is underutilized

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Objective 2.3 Respect natural features and promote sustainability during the airport environs development process

6. **Size of Tract:** The 18.97 acre site is of sufficient size to accommodate the proposed mixed use development.
7. **Other Factors:** This property is located within the Mission Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for work on this property.