



City of San Antonio

Agenda Memorandum

Agenda Date: October 5, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Zoning Case Z2021-10700239

(Associated Plan Amendment PA-2021-11600079)

SUMMARY:

Current Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Manufacturing of Cement

Requested Zoning: "ED AHOD" Entertainment Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Alamo Cement Company

Applicant: Caroline McDonald, Brown & Ortiz

Representative: Caroline McDonald, Brown & Ortiz

Location: 10440 Wurzbach Parkway

Legal Description: 13.843 acres out of NCB 14945

Total Acreage: 13.843 acres

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Hills Of Park North Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 39443, dated May 26, 1971 and was originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned to "I-2" SUP Heavy Industry District Special Use Permit for Manufacturing of Cement by Ordinance 44911, dated February 13, 1975. The previous I-2 S" district converted to the current "I-2 S" Heavy Industrial District Special Use with Specific Use Authorization for Manufacturing of Cement in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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: ED

Current Land Uses: Sports stadium

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Multi-family dwellings

Direction: South

Current Base Zoning: I-2 S

Current Land Uses: Government offices, service center

Direction: West

Current Base Zoning: I-2 S

Current Land Uses: Open space, construction offices, business/office space

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:

None.

Transportation

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A 200'-250'

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for multifamily dwelling units is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: The "I-2" Heavy Industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was 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 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling. The "S" is Specific Use Authorization for Manufacturing of Cement

Proposed Zoning: "ED" Entertainment Districts which include as a primary use a theme park or destination resort that is developed as a regional tourist entertainment facility.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within the Northeast I-35 and Loop 410 Regional Center and is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 San Antonio International Airport Vicinity Plan and is currently designated as Mixed Use. The requested "ED" is not consistent

with the future land use designation. The applicant is requesting a Plan Amendment to Public/Institutional. Planning Commission recommendation pending the October 27, 2021 hearing. Staff recommends Approval.

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. Properties to the north and east are currently zoned for “ED” and multi-family, respectively, and the requested “ED” zoning is in character with the surrounding area.
3. **Suitability as Presently Zoned:** The current "I-2 S" Heavy Industrial District with Specific Use Authorization for Manufacturing of Cement is an appropriate zoning for the property and surrounding area. The proposed "ED" Entertainment District is also an appropriate zoning for the property and surrounding area, which has adjacent “ED” zoning, and the proposed zoning district provides additional housing and commercial uses to the area. The rezoning also constitutes a downzoning from the most intense zoning designation of “I-2” Heavy Industrial.
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 San Antonio International Airport Vicinity Plan: Goal 4.4 – Support commercial redevelopment through comprehensive rezoning and incentive zoning Goal 2.2 – Encourage commercial development that respects the integrity of existing residential development
6. **Size of Tract:** The subject property is 13.843 acres, which could reasonably accommodate multi-family dwelling units, commercial uses, and other Entertainment District uses.
7. **Other Factors:** This rezoning to "ED" Entertainment District is an extension of a project that began many years ago with Morgan's Wonderland and other similar developments.