



City of San Antonio

Agenda Memorandum

Agenda Date: August 18, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE Z-2022-10700164

(Associated Plan Amendment PA-2022-11600058)

SUMMARY:

Current Zoning: “C-2 CD AHOD” Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

Requested Zoning: “MF-65 AHOD” Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Casey Ventures Inc.

Applicant: Casey Ventures Inc.

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 707 Arion Parkway

Legal Description: Lot 20, NCB 12057

Total Acreage: 4.7220

Notices Mailed**Owners of Property within 200 feet:** 8**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Parks Department, San Antonio International Airport, Planning Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 58193, dated January 26, 1984 to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the "C-2" General Commercial District. The property was rezoned by Ordinance 99991, dated November 18, 2004 to "C-2 CD" Commercial District with Conditional Use for Automobile Sales.

Topography: A portion of subject property is located within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "C-2 CD"**Current Land Uses:** Wurzbach Parkway**Direction:** South**Current Base Zoning:** C-3**Current Land Uses:** Ford Dealership Sales and Repair**Direction:** East**Current Base Zoning:** "C-2 CD"**Current Land Uses:** Vacant**Direction:** West**Current Base Zoning:** C-3**Current Land Uses:** Bank**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: N/A.

Transportation**Thoroughfare:** Arion Parkway**Existing Character:** Local

Proposed Changes: None Known

Thoroughfare: Wurzbach Parkway

Existing Character: Principal

Proposed Changes: None Known

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

Routes Served: 648, 502

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

A TIA Report will be required.

Parking Information: The Minimum Parking Requirement for Multi-Family Dwelling is 1.5 spaces per unit. At 250 proposed units, the minimum parking is 375 spaces.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "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. The Conditional use on the property allows for Automobile Sales.

Proposed Zoning: "MF-65" Multi-Family District allows development of multi-family to a maximum density of 65 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the greater Airport Area Regional Center but is not within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Land Use Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “MF-65” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “High Density Residential.” Staff and Planning Commission recommend 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. The proposed use is consistent with the established development pattern of the surrounding area. The proposed rezoning breaks up some of the “C-2” Commercial and “C -3” General Commercial in the area and provides the housing option of “MF-65” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “C-2 CD” Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales is an appropriate zoning for the property and surrounding area. The proposed “MF-65” Multi-Family District is also an appropriate zoning and allows for a mix of housing types in an area with high employment centers.
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 San Antonio International Airport Vicinity Land Use Plan or the SA Tomorrow Comprehensive Plan .

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

Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Relevant Goals and Policies of the Comprehensive Plan may include:

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

GCF Goal 2- Priority growth areas attract jobs and residents.

GCF Policy 9- Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

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

6. **Size of Tract:** The 4.772 acre site is of sufficient size to accommodate the proposed residential development.

7. **Other Factors:** The applicant intends to rezone to develop 250 multi-family units. At 4.772 acres and a density of 65 units per acre the density calculates to no more than 310 units.