



City of San Antonio

Agenda Memorandum

Agenda Date: December 2, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2021-10700272

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-3" General Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 2, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Brooks Development Authority

Applicant: Brooks Development Authority

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 7900 Block of South New Braunfels Avenue

Legal Description: Lot P-117, NCB 10879

Total Acreage: 14.1

Notices Mailed**Owners of Property within 200 feet:** 2**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** None**Property Details**

Property History: The property was into the City of San Antonio by Ordinance 18115 dated September 24, 1952 and zoned "MR" Military Reservation District. Ordinance 2010-12-16-1121, dated December 16, 2010 rezoned the property to "C-3" General Commercial 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:** "MXD", "C-3"**Current Land Uses:** Single-Family Dwellings, Hotel**Direction:** East**Current Base Zoning:** "C-3", "MR"**Current Land Uses:** Church, Clinic**Direction:** South**Current Base Zoning:** "MF-33", "MR"**Current Land Uses:** Oil Business**Direction:** West**Current Base Zoning:** "MF-33", "IDZ", "C-3"**Current Land Uses:** Bus Depot, Apartments**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:** South New Braunfels Avenue**Existing Character:** Secondary Arterial B**Proposed Changes:** None Known

Public Transit: There are three (3) bus routes within walking distance.
Route served: 20,32,34

Traffic Impact: “IDZ” waives the requirement for a Traffic Impact Analysis.

Parking Information: “IDZ-3” waives the minimum parking requirement by 50%.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “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: “IDZ-3” High Intensity Infill Development Zone allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density 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.

The applicant proposes “MF-33” Multi-Family District and “C-3” General Commercial District uses.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Brooks Regional Center and is within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 and is currently designated as Regional Mixed Use in the future land use component of the plan. The requested “IDZ-3” 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. There are existing “MF-33” Multi-Family District and “C-3” General Commercial District districts and uses in the area as well as “MXD” Mixed Use Development.
3. **Suitability as Presently Zoned:** The existing "C-3 AHOD" General Commercial Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-3” High Intensity Infill Development Zone with uses permitted in “MF-33” Multi-Family District and “C-3” General Commercial District. Additionally, the request requires a site plan which will hold the applicant to the requested uses and layout.
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 objective Brooks Regional Center Plan.

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 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

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.

H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

H P19: Develop specific land use and action plans for regional centers and transit corridors that support housing, a mix of uses and higher-density development, and that discourage lower-density uses.

6. **Size of Tract:** The 14.1 acre site is of sufficient size to accommodate the proposed commercial and multi-family development.
7. **Other Factors:** The applicant intends to construct an Infill Development project with Commercial and Multi-Family development up to 33 units per acre.