



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 21, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2021-10700214

(Associated Plan Amendment PA2021-11600071)

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: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Mission Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 21, 2021

Case Manager: Roland Arsate, Planner

Property Owner: NPS

Applicant: Jose Gallegos

Representative: Jose Gallegos

Location: generally located in the 9400 block of SE Loop 410

Legal Description: Lot P-102, NCB 10917

Total Acreage: 24.00

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Villa Coronado

Applicable Agencies: Office of Historic Preservation Aviation Notification, Office of World Heritage, Planning Department, Texas Department of Transportation

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 “B-3NA” Business Non-Alcoholic Sales District and “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 “B-3NA” Business Non-Alcoholic Sales District converted to the current “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

Direction: East

Current Base Zoning: “R-5” and “R-6”

Current Land Uses: Single Family Residence, Church

Direction: West

Current Base Zoning: “NP-10”

Current Land Uses: Vacant Land

Overlay District Information:

The Mission Historic District, is an overlay district. 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.

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:

NA

Transportation

Thoroughfare: 9400 SE Loop 410

Existing Character: Interstate

Proposed Changes: Multi-Family

Public Transit: None.

Traffic Impact: A traffic impact analysis will be required at the platting and development phase of the project.

Parking Information: The parking requirement is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: These are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Additional design standards, regulated by the Office of Historic Preservation apply in these districts. The general industrial district accommodates 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. To preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries. Overlay district that imposes height restriction near civilian and military airports.

Proposed Zoning: Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not within any Regional Center or Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff 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 with the Stinson Airport Vicinity land Use Plan and is designated “Low Density Residential.” The proposed “MF-33” Multi-Family is not consistent with the land use designation. The applicant submitted a Plan Amendment to “High Density Residential.” Staff recommends Approval. The Planning Commission recommendation is pending the September 22, 2021 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 use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial is not an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family is appropriate and offers a transition between “R-6” and “NP-10” zoning and uses. It also provides an alternative housing option for the area.
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/does not appear to conflict with any public policy objective.
6. **Size of Tract:** The 24.00 acre site is of sufficient size to accommodate the proposed high density residential 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.