



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 6

SUBJECT:

Zoning Case Z-2021-10700235

SUMMARY:

Current Zoning: "C-3 GC-2" General Commercial Highway 151 Gateway Corridor District

Requested Zoning: "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

Case Manager: Summer McCann, Planner

Property Owner: Stone Oak Park II, Ltd.

Applicant: Thompson Realty Capital

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 12000 Blk of State Hwy 151

Legal Description: 4.0 acres out of NCB 17462

Total Acreage: 4.0 Acres

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: Mountain View Acres

Applicable Agencies: None

Property Details

Property History: Subject property was annexed into the City of San Antonio by Ordinance 59776 dated December 30, 1984 as Temporary "R-1" Single-Family Residence District. The property was rezoned to "B-3" Business District by Ordinance 68485 dated December 15, 1988. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to "C-3" General Commercial District.

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: "MF-33"

Current Land Uses: Apartments

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Apartments, Vacant Land

Direction: South

Current Base Zoning: ROW

Current Land Uses: State Highway 151

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Operations Center

Overlay District Information:

The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information: None

Transportation

Thoroughfare: State Highway 151
Existing Character: Highway
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property
Routes Served: 660

Traffic Impact: Hwy 151 is a TxDOT roadway. TxDOT review and approval will be required. Please submit documents to TxDOT for review.

Parking Information: The minimum parking requirement for Multi-Family Dwelling (33 units maximum) is 1.5 per unit.

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: “MF-33” Multi-Family allows any uses permitted in MF-33 but with a maximum density of 33 units per acre for MF-33.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Highway 151 and Loop 1604 regional center and within a ½ mile of a 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 within the West Sector Plan and is currently designated as General Urban Tier. The requested “MF-33” Multi-Family District is consistent with the current land use designation.
- 2. Adverse Impacts on Neighboring Lands:** Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “MF-33” Multi-Family District limits potential impacts currently permitted on the property by the current “C-3” General Commercial District.
- 3. Suitability as Presently Zoned:** The current “C-3” General Commercial is an appropriate zoning district but is not consistent with the “General Urban Tier” land use designation within the West Sector Plan. The proposed “MF-33” Multi-Family District is also appropriate and consistent with the established development pattern of the area. There is existing "MF-33" Multi-Family to the west and north of the subject site.
- 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 West Sector Plan.

Analysis: The subject property has a base zoning of C-3, and the applicant is requesting a change to MF-33. Adjacent zoning to the subject property includes MF-33 and C-3. Within the West/SW Sector Plan, the subject property has a future land use of General Urban Tier which would accommodate the requested zoning change and align with the West Sector Plan’s vision for the General Urban Tier areas as “Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).” The Highway 151 Gateway Corridor Overlay District requires certain setbacks and screening for parking lots and utilities.

Relevant Goals and Policies of the Comprehensive Plan may include:

H Goal 2A: 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.

Relevant West Sector Plan goals/strategies may include:

Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

Strategy HOU-1.2: Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

Goal TRAN-1 Affordable alternative transportation options exist to lessen congestion, improve air quality and public health, and minimize impact on the environment

Strategy: TRAN-1.4 Encourage high densities along transit corridors identified by VIA in order to make transit more cost effective and efficient

Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

Strategy: LU-1.4 Allow for greater densities in neighborhoods adjacent or proximate to existing and planned activity centers and pedestrian oriented commercial nodes. Density should decrease as the distance from the activity center increases

Given that this parcel is located within a Regional Center, that diverse housing opportunities are a key recommendation of both the West/SW Sector Plan and the SA Tomorrow comprehensive plan, and that the proposed zoning change aligns with the future land use designation of the West/SW Sector Plan and neighboring existing zoning. The requirements of the Gateway Corridor Overlay should be included in the design and development of the site.

6. **Size of Tract:** The subject property is approximately 4.0 acres, which could reasonably accommodate multi-family uses.
7. **Other Factors** The property is proposed for development of multifamily uses that shall not exceed thirty-three (33) units per acre. At 4.0 acres, there could potentially be development of 130 units. The applicant is requesting to build approximately 120 units.