



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2021-10700289

SUMMARY:

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

Requested Zoning: "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021

Case Manager: Rebecca Rodriguez, Planner

Property Owner: K Partners Westover Hills, LP

Applicant: Killen, Griffin, & Farrimond, PLLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 3000 Block of Rogers Road

Legal Description: 16.070 acres out of NCB 17642

Total Acreage: 16.070

Notices Mailed**Owners of Property within 200 feet:** 8**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** TxDOT**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 59776, dated December 31, 1984, and zoned TEMP "R-1" Single-Family Residence District. The property was rezoned by Ordinance 67776, dated August 18, 1988, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "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:** C-3**Current Land Uses:** Assisted Living Facility**Direction:** South**Current Base Zoning:** C-3**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** C-2**Current Land Uses:** Professional Offices**Direction:** West**Current Base Zoning:** None**Current Land Uses:** TxDOT ROW**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. 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: Rogers Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Thoroughfare: Western Cross Road

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes are 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. Rogers Road is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require minimum 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. ROW dedication and improvement may be required along Western Cross. TIA review will be revisited during building permit/plat. TIA mitigations update will be required along with PHT up to date (2006TIA1208).

Parking Information: The minimum parking requirement for multi-family development at a maximum density of 25 units per acre is 1.5 spaces 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-25" Low Density Multi-Family allows multi-family up to 25 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Highway 151 and Loop 1604 Regional Center but not within the 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 Mixed Use Center in the future land use component of the plan. The requested “MF-25” 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.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family District is also appropriate. There are currently multi-family developments present along Rogers Road. The subject site has access to a TxDOT right-of-way and will bring housing to new commercial developments found in this region, while limiting the density to only 25 units per acre.
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. The proposed zoning change will meet the following goals and principles of the West Sector Plan:

HOU-1.1: Promote quality design and construction for new housing.

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

HOU-2.1: Provide multi-modal connections between new residential developments and existing community facilities

HOU-2.4: Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

6. **Size of Tract:** The 16.070-acre site is of sufficient size to accommodate the proposed multi-family development.

7. Other Factors:

The property is proposed for development of multifamily uses that shall not exceed 25 units per acre. At 16.070 acres, there could potentially be development of 402 units. The applicant is requesting to build 360 units.