



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-2021-10700269

(Associated Plan Amendment PA-2021-11600095)

SUMMARY:

Current Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Requested Zoning: "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of 10-feet

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 2, 2021

Case Manager: Forrest Wilson, Planner

Property Owner: QT South, LLC

Applicant: First American Commercial Property Group (c/o Landon Kane)

Representative: Killen, Griffin & Farrimond, PLLC

Location: 11000 Block of South Highway 181

Legal Description: Lot 3, Block 25, MCB 16623

Total Acreage: 12.765

Notices Mailed**Owners of Property within 200 feet:** 12**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** TXDOT**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 201401090001, dated January 8, 2014 and zoned "RD" Rural Development District. The property was rezoned by ordinance 2014-08-07-0557, dated August 7, 2014 to "L" Light 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:** "C-2"**Current Land Uses:** Unknown Business**Direction:** East**Current Base Zoning:** ROW**Current Land Uses:** Interstate**Direction:** South**Current Base Zoning:** "I-1", "C-2"**Current Land Uses:** Auto Sales**Direction:** West**Current Base Zoning:** "L"**Current Land Uses:** Industrial**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:** US HWY 181**Existing Character:** Local

Proposed Changes: None Known

Thoroughfare: Old Corpus Christi Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A TIA report is not required. Hwy 181 is a TxDOT roadway, TxDOT review and approval will be required. Please submit documents to TxDOT for review. ROW dedication and improvement may be required along Old Corpus Christi Rd.

Parking Information: The minimum parking requirement is one space per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: The “L” Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

Proposed Zoning: “PUD MF-18” Planned Unit Development Limited Density Multi-Family provides flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located in a Regional Center or Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600095)

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 Heritage South Sector Plan and is currently designated as Agribusiness RIMSE Tier in the future land use component of the plan.

The requested “PUD MF-18” Planned Unit Development Limited Density Multi-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Suburban Tier. 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 changes would reduce potential impacts from “L” Light Industrial uses.
3. **Suitability as Presently Zoned:** The existing “L” Light Industrial District is an appropriate zoning for the property and surrounding area, as it is consistent with the future land use designation and there are adjacent properties zoned “L” Light Industrial and “I-1” General Industrial. The requested “PUD MF-18” Planned Unit Development Limited Density Multi-Family is also appropriate and is a downzoning from the more intense “L” Light Industrial District.
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 change of zoning does not appear to conflict with the following goals and strategies of the Heritage South Sector Plan.

Housing Goals and Strategies Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types

- HOU-1.1: Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/senior) within the area
 - HOU-1.3 Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas
6. **Size of Tract:** The 12.765 acre site is of sufficient size to accommodate the proposed residential development.
 7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 12.765 acres, there could potentially be development of 230 units.

The applicant is proposing 89 dwelling units for the subject property.

Planned Unit Developments require a 20-foot perimeter setback. The applicant is requesting a decreased perimeter setback of 10-feet.