



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 18, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**  
ZONING CASE Z-2021-10700332

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

**Requested Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 18, 2022

**Case Manager:** Rebecca Rodriguez, Planner

**Property Owner:** Rockport Family Partnership, Ltd.

**Applicant:** Rockport Family Partnership, Ltd.

**Representative:** Killen, Griffin, & Farrimond, PLLC

**Location:** Generally located in the 11000 Block of Tech Com Ridge

**Legal Description:** Lot 47, Block 1, NCB 15911

**Total Acreage:** 2.1460

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

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41430, dated December 26, 1972, and zoned TEMP "R-1" Single-Family Residence District. The property was rezoned by Ordinance 51423, dated October 25, 1979, to "B-3" Business District. The property was then rezoned by Ordinance 84348, dated June 27, 1996, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "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:** I-1**Current Land Uses:** Distribution Center**Direction:** South**Current Base Zoning:** MF-33**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** I-1**Current Land Uses:** Business Park**Direction:** West**Current Base Zoning:** MF-33**Current Land Uses:** Vacant**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:** Tech Com

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Crosswinds Way

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Traffic Impact:** ROW dedication and improvement may be required along Tech Com. All substandard street improvements can be reviewed as part of the associated plat. The option of submitting a SIP is also available which will be required at the time of building permit. TIA review will be revisited at the time of building permit and/or plat (site plan will be required).

**Parking Information:** The minimum parking requirement for multi-family development at a maximum density of 33 units per acre is 1.5 spaces per unit.

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current Zoning:** “I-1” 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.

**Proposed Zoning:** “MF-33 “ Multi-Family District allows multi-family to a density of 33 units per acre.

### **FISCAL IMPACT:**

None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or 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 North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested “MF-33” 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 “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also appropriate as there are existing multi-family uses and multi-family zoned properties in close proximity to the site. The proposed “MF-33” Multi-Family District will provide additional housing options for the area. Although, there are industrial zoning designations near the property, they appear to be established as small-scale business park uses, which could benefit from the proposed housing.
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 of the North Sector Plan. The proposed zoning change will meet the following goals and principles of the North Sector Plan:

**HOU-1.1:** Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

**HOU-2.3:** Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e., office, retail, commercial uses) and lower density residential housing.

**ED-1.1:** Continue to locate higher density residential and compatible employment uses near the intersection of: IH-35 / Loop 410

**LU-1.3:** Promote a variety of housing types, including apartments, lofts, condominiums, townhouses, and single family attached and detached housing between Loop 1604 and Loop 410.

**LU-3.1:** Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

**LU-6.5:** Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

6. **Size of Tract:** The 2.1460 acre site is of sufficient size to accommodate the proposed residential development.

7. **Other Factors:** The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The property is proposed for development of multi-family uses that shall not exceed 33 units per acre. At 2.1460 acres, there could potentially be development of 71 units on this parcel.