



City of San Antonio

Agenda Memorandum

Agenda Date: May 3, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2022-10700092

SUMMARY:

Current Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District.

Requested Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.195 acres and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on 7.00 acres

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Kakish Corporation

Applicant: Hunter Trunk

Representative: Patrick Christensen

Location: 15702 Nacogdoches Road

Legal Description: 8.195 acres out of NCB 16587

Total Acreage: 8.195

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: High County Homeowner Association

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History:

The property was annexed into the City of San Antonio by Ordinance 43988, dated August 18, 1974 and zoned "R-1" Single-Family Residence District. A portion of the property was rezoned by Ordinance 46883, dated July 15, 1976 to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District and the portion of the property zoned "B-2" Business District converted to the current "C-2" 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-2

Current Land Uses: Autism Treatment Center, Kidney Care Center, Medical

Direction: South

Current Base Zoning: R-6

Current Land Uses: Farm House

Direction: East

Current Base Zoning: R-6 and C-3R

Current Land Uses: Used Car Sales and Electric Substation

Direction: West

Current Base Zoning: C-2 and C-2 NA

Current Land Uses: Vacant Land

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:

N/A

Transportation

Thoroughfare: Nacogdoches Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Toepperwein Road

Existing Character: Collector Secondary Arterial A

Proposed Changes: None Known

Public Transit: No Public Transit exists within walking distance of the property.

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502. A TIA Report will be required.

Parking Information: The minimum parking requirement for a Multi-Family Dwelling at a maximum of 25 units is 1.5 spaces per unit. The minimum parking requirement for Commercial Retail is 1 space per 300 sq GFA.

ISSUE: None.

ALTERNATIVES:

Current Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

“MF-18” Limited Density Multi-Family District allows development of multifamily up to a maximum density of 18 units per acre.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Rolling Oaks Regional Center and within the Austin Highway 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 “Suburban Tier” in the future land use component of the plan. The requested “MF-18” and “C-2” base zoning districts are 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. The property is surrounded by “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales, “C-3R” General Commercial Restrictive Alcoholic Sales, and “R-6” Residential Single-Family districts.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District and “C-2” Commercial District are appropriate zoning for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family and “C-2” Commercial District are also appropriate and allow for a mix of residential and commercial uses to be developed. Further, the proposed “MF-18” Limited Density Multi-Family allows for diverse housing options along Nacogdoches Road, Principal Secondary Arterial Street, as well as for additional commercial goods and services options in a heavily trafficked corridor.
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 objectives of the North Sector Plan.

Relevant Goals of the North Sector Plan include:

Housing Goal 1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

Housing Goal 2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

Economic Development Goal 1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Land Use Goal 3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

Land Use Goal 6: Development of livable, walkable communities is encouraged.

6. **Size of Tract:** The 8.195-acre site is of sufficient size to accommodate the proposed residential and commercial development.
7. **Other Factors** The applicant intends to construct 126 multi-family units and a commercial shopping center. The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 7.00 acres, the maximum density is 126 units.

The zoning request includes a request for nonresidential uses or multifamily uses adjacent to an existing single family residential use, therefore the applicant is required to construct and maintain a 6-foot solid screen fence, prior to obtaining a Certificate of Occupancy, per Section 35-514(d). The applicant can request City Council modify or exempt this requirement.