



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1, District 5, District 6, District 7

SUBJECT:
ZONING CASE Z-2023-10700011

SUMMARY:

Current Zoning: Multiple Zoning Districts (All current base zoning districts will remain unchanged)

Requested Zoning: Apply the “WQ” West Side Creeks Water Quality Protection Area Overlay Zoning District (with all other existing overlay districts remaining unchanged)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2023

Case Manager: Forrest Wilson

Property Owner: Multiple Owners

Applicant: Development Services

Representative: Development Services, San Antonio River Authority

Location: Multiple properties generally located within 100 feet on each side of Alazán, Apache, Martinez, San Pedro, and Zarzamora creeks.

Legal Description: 413 acres of land for properties generally located within 100 feet on each side of Alazán, Apache, Martinez, San Pedro, and Zarzamora creeks

Total Acreage: 413

Notices Mailed

Owners of Property within 200 feet: 6,464

Registered Neighborhood Associations within 200 feet: Jefferson, Lone Star, Culebra Park, Memorial Heights, Collins Garden, West End Hope in Action, Thunderbird Hills, Prospect Hill, Historic Westside NA, Las Palmas, Gardendale, Los Puentes, El Charro, Woodlawn Lake, Community Workers Council, Loma Vista, Canterbury Farms

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The West Side Creeks Water Quality Protection Area includes 1,906 subject properties within council districts 1, 5, 6, and 7. A portion of properties was part of the original 36 square miles of the City of San Antonio and a portion was annexed after 1940 by multiple ordinances. Subject properties are located 100 feet from San Antonio Capital Improvement Projects (flood channel) boundary on each side for Alazán, Apache, Martinez, and San Pedro creeks and 100 feet from the top of the bank on each side for Zarzamora creek. The overlay is intended to prevent negative impacts and assist the ecosystem restoration from being overwhelmed by highly polluted stormwater.

Topography: The subject property does not include any abnormal physical features.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: East

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: South

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: West

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

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. The "HL" Historic Landmark, "HS" Historic Significant or "HE" Historic Exceptional overlay district designation signifies the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued. The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

None.

Transportation

Thoroughfare: Multiple, Not Applicable

Existing Character: Multiple, Not Applicable

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

Thoroughfare: Multiple, Not Applicable

Existing Character: Multiple, Not Applicable

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

Thoroughfare: Multiple, Not Applicable

Existing Character: Multiple, Not Applicable

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

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Existing Character: Multiple, Not Applicable

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

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Existing Character: Multiple, Not Applicable

Proposed Changes: None Known

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Traffic Impact: TIA report is not required.

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Existing Character: Multiple, Not Applicable

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

Thoroughfare: Multiple, Not Applicable

Existing Character: Multiple, Not Applicable

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: Multiple Zoning Districts (All current base zoning districts will remain unchanged).

Proposed Zoning: Application of the West Side Creeks Water Quality Protection Area Overlay District (WQ).

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

A portion of the subject properties are located within the downtown Regional Center, and a portion of properties are located within Premium Transit Corridors.

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 properties are located within the Downtown Neighborhood Plan, Near Northwest Community Plan, Guadalupe Westside Community Plan, Lone Star Community Plan, South Central Community Plan Woodlawn Hills/Ingram Hill Community Plan, and the Nogalitos/South Zarzamora Community Plan. The proposed West Side Creeks Water Quality Protection Area Overlay District (WQ) does not change the current base zoning districts.
2. **Adverse Impacts on Neighboring Lands:** Staff has found no evidence of likely adverse impacts on surrounding properties.
3. **Suitability as Presently Zoned:** There is no change to the base zoning districts with the application of the overlay district. The application of the overlay creates added environmental protection of the West Side Creeks.
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 Overlay is consistent with the trail-oriented development goals and strategies of the SA Tomorrow Comprehensive Plan.
6. **Size of Tract:** The subject area is approximately 413 acres.
7. **Other Factors** The proposed overlay was approved by ordinance 2022-11-03-0831 as part the 2022 UDC amendments (Sec. 35-399.06 – West Side Creeks Water Quality Protection Area).

Water run-off from some land uses may be hazardous to the water quality of the West Side Creeks and its ecosystem. Thus, the Protection Area is designed to ensure adequate treatment of storm water run-off that may potentially produce toxic, corrosive, polluted, poisonous, radioactive, unpalatable, or otherwise dangerous substances injurious to the public health or which could otherwise adversely affect the water quality or supply, and thereby minimizing the risk of potential occurrences wherein such substances could enter the water of the West Side Creeks. The overlay will apply to 1,906 properties within the protection area. Staff held two (2) community meetings in collaboration with the San Antonio River Authority, to inform property owners and residents of the new overlay district.