



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-1328

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/7/2014

**Title:** ZONING CASE # Z2014171 CD S (Council District 3 & 4): An Ordinance amending the Zoning District Boundaries – from 12 zoning districts to 33 zoning districts as listed below consistent with the South San Antonio Limited Purpose Annexation and City South Management Authority Effectiveness Study and Economic Strategic Plan – on multiple properties located on approximately 6,000 acres of land generally located east of IH-35, south of Loop 410, west of IH-37, north of South Loop 1604, portions of the 4200, 4300, and 4400 blocks of South Flores Road, 17.51 acres out of CB 4007 & 4007A located in the 11100 & 11200 blocks of South U.S. Highway 181, and 2.5 acres out of NCB 11156 located in the in the 12000 block of Southeast Loop 410; amending the Zoning District Boundaries from "UD" Urban Development District, "RD" Rural Development District, "FR" Farm and Ranch District, "RP" Resource Protection District, "C-3NA" General Commercial Nonalcoholic Sales District, "BP" Business Park District, "C-2" Commercial District, "DR" Development Reserve District, "RE" Residential Estate District, "MI-1" Mixed Light Industrial District, "R-20" Residential Single-Family District, and "C-3 CD" General Commercial District with a Conditional Use for Long Term Parking & Storage to "C-2" Commercial District, "C-3 CD" General Commercial District with a Conditional Use for a Truck Stop or Laundry - Tire Repair Permitted, "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal, "MI-1" Mixed Light Industrial District, "NP-8" Neighborhood Preservation District, "R-6" Residential Single-Family District, "BP" Business Park District, "C-1" Light Commercial District, "C-2 CD" Commercial District with a Conditional Use for Parking and Transient Vehicle Storage -Related to a Delivery, "R-20" Residential Single-Family District, "R-4" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "RP S" Resource Protection District with a Specific Use Authorization for a Cemetery, "FR" Farm and Ranch District, "C-2 CD" Commercial District with a Conditional Use for Truck Repair and Maintenance, "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair, "C-2 CD" Commercial District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage, "L" Light Industrial District, "C-3" General Commercial District, "O-1 S" Office District with a Specific Use Authorization for Athletic Fields-Commercial, "RM-6" Residential Mixed District, "C-2 CD" Commercial District with a Conditional Use for Self Service Storage, "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors, "C-2 S" Commercial District with a Specific Use Authorization for a Hotel, "C-2 P" Commercial Pedestrian District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "MF-33" Multi-Family District, "MF-40" Multi-Family District, "O-1.5" Mid-Rise Office District, "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for Rifle and Pistol Range-Outdoor Permitted, and "R-3" Residential Single-Family District.

**Sponsors:**

**Indexes:** Zoning Case

**Code sections:**

**Attachments:** 1. Z2014-171 CD S Exhibits, 2. Zoning Commission Minutes, 3. Ordinance 2014-08-07-0557

Date	Ver.	Action By	Action	Result
8/7/2014	1	City Council A Session	Motion to Appr w Cond	Pass

**DEPARTMENT:** Department of Planning & Community Development

**DEPARTMENT HEAD:** John Dugan, AICP

**COUNCIL DISTRICTS IMPACTED:** Council District 3 & 4

**SUBJECT:**

Zoning Case Z2014171 CD S

**SUMMARY:**

**Current Zoning:** "UD" Urban Development District, "RD" Rural Development District, "FR" Farm and Ranch District, "RP" Resource Protection District, "C-3NA" General Commercial Nonalcoholic Sales District, "BP" Business Park District, "C-2" Commercial District, "DR" Development Reserve District, "RE" Residential Estate District, "MI-1" Mixed Light Industrial District, "R-20" Residential Single-Family District, and "C-3 CD" General Commercial District with a Conditional Use for Long Term Parking & Storage

**Requested Zoning:** "C-2" Commercial District, "C-3 CD" General Commercial District with a Conditional Use for a Truck Stop or Laundry - Tire Repair Permitted, "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal, "MI-1" Mixed Light Industrial District, "NP-8" Neighborhood Preservation District, "R-6" Residential Single-Family District, "BP" Business Park District, "C-1" Light Commercial District, "C-2 CD" Commercial District with a Conditional Use for Parking and Transient Vehicle Storage -Related to a Delivery, "R-20" Residential Single-Family District, "R-4" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "RP S" Resource Protection District with a Specific Use Authorization for a Cemetery, "FR" Farm and Ranch District, "C-2 CD" Commercial District with a Conditional Use for Truck Repair and Maintenance, "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair, "C-2 CD" Commercial District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage, "L" Light Industrial District, "C-3" General Commercial District, "O-1 S" Office District with a Specific Use Authorization for Athletic Fields-Commercial, "RM-6" Residential Mixed District, "C-2 CD" Commercial District with a Conditional Use for Self Service Storage, "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors, "C-2 S" Commercial District with a Specific Use Authorization for a Hotel, "C-2 P" Commercial Pedestrian District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "MF-33" Multi-Family District, "MF-40" Multi-Family District, "O-1.5" Mid-Rise Office District, "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for Rifle and Pistol Range-Outdoor Permitted, and "R-3" Residential Single-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 3, 2014 and July 1, 2014

**Case Manager:** Jacob Floyd, AICP, Senior Planner

**Property Owner:** Multiple Owners

**Applicant:** City of San Antonio, Department of Planning & Community Development

**Representative:** Jacob Floyd, AICP, Senior Planner

**Location:** Approximately 6,000 acres generally located east of IH-35, south of Loop 410, west of IH-37, north of South Loop 1604, portions of the 4200, 4300, and 4400 blocks of South Flores Road, 17.51 acres out of CB 4007 & 4007A located in the 11100 & 11200 blocks of South U.S. Highway 181, and 2.5 acres out of NCB 11156 located in the in the 12000 block of Southeast Loop 410

**Legal Description:** Multiple Properties

**Total Acreage:** Approximately 6,000

**Notices Mailed**

**Owners of Property within 200 feet:** 1,421

**Registered Neighborhood Associations within 200 feet:** Villa Coronado Neighborhood Association

**Planning Team:** 38 (Heritage South Sector Plan)

**Applicable Agencies:** Joint Base San Antonio - Lackland, Southwest ISD, Somerset ISD, Southside ISD, East Central ISD

**Property Details**

**Property History:** Portions of areas 1, 2, and 3 are within the former jurisdiction of the City South Management Authority (CSMA), which was created in 2005 and subsequently dissolved on January 9, 2014. In accordance with the implementation of the *City South Management Authority Effectiveness Study and Economic Strategic Plan*, Option #2, staff proposes these zoning changes in order to facilitate economic development.

The majority of the subject properties are currently zoned “UD” Urban Development District or “RD” Rural Development District. The proposal to rezone the properties is based, to a great extent, on the node and center pattern on which the flex-districts are structured, with conventional commercial districts applied to correspond with locations where commercial uses are permitted under the flex-districts.

**Topography:** The area is generally comprised of gently rolling prairie land, with the San Antonio and Medina Rivers, as well as several creeks including Salado Creek and Leon Creek, meandering through the south side.

**Adjacent Base Zoning and Land Uses**

**Direction:** North, East, West

**Current Base Zoning:** Various residential single-family, multi-family, commercial, and industrial districts

**Current Land Uses:** Single-family, multi-family, commercial, and open-space

**Direction:** South

**Current Base Zoning:** Outside City Limits (No Zoning)

**Current Land Uses:** Rural residential, agriculture, open-space

**Overlay and Special District Information:** Many properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** IH-35

**Existing Character:** Freeway

**Proposed Changes:** None

**Thoroughfare:** IH-37

**Existing Character:** Freeway

**Proposed Changes:** None

**Thoroughfare:** Loop 410  
**Existing Character:** Freeway  
**Proposed Changes:** None

**Thoroughfare:** Somerset Road  
**Existing Character:** Enhance Secondary Arterial; one lane each direction  
**Proposed Changes:** None  
**Thoroughfare:** State Highway 16 South  
**Existing Character:** Super Arterial Type B; two lanes each direction, divided highway  
**Proposed Changes:** None

**Thoroughfare:** Applewhite Road  
**Existing Character:** Enhance Secondary Arterial; two lanes each direction  
**Proposed Changes:** None

**Thoroughfare:** Watson Road  
**Existing Character:** Enhanced Secondary Arterial; two lanes each direction  
**Proposed Changes:** None

**Thoroughfare:** U.S. Highway 281  
**Existing Character:** Super Arterial Type B; two lanes each direction, divided highway  
**Proposed Changes:** None

**Thoroughfare:** Loop 1604  
**Existing Character:** Freeway; one lane each direction  
**Proposed Changes:** None

**Thoroughfare:** Southton Road  
**Existing Character:** Enhanced Secondary Arterial; one lane each direction  
**Proposed Changes:** None

**Thoroughfare:** Old Corpus Christi Road  
**Existing Character:** Secondary Arterial Type A; one lane each direction  
**Proposed Changes:** None

**Thoroughfare:** U.S. Highway 181 South  
**Existing Character:** Secondary Arterial Type A; two lanes each direction, divided highway

**Public Transit:** There are several VIA bus routes in the area along U.S. Highway 281, South Presa Street, State Highway 16 South.

**Traffic Impact:** A Traffic Impact Analysis is not required.

**Parking Information:** N/A

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of the request will result in the subject properties retaining their current zoning districts which inconsistent with the proposed amendments for the adopted future land use plan.

**FISCAL IMPACT:**

None. This zoning case was initiated by the City of San Antonio; therefore, zoning fees have been waived and expenses will be absorbed by the City of San Antonio.

**RECOMMENDATION:**

Staff recommends approval. Zoning Commission recommends approval, save and except 8 parcels, for which they recommend denial with alternate recommendations, as outlined below. Prior the motions, staff advised the Commission that the procedural requirements of the Unified Development Code did not permit City Council to act on such alternate recommendations. The Commission carried on with the motions nevertheless.

BCAD Account Number:

11150-000-0020, 11150-000-0101, 11150-000-0030, 18087-000-0013, 18087-000-0011, 18087-000-0018, 18087-000-0014, 18087-000-0330

Zoning Commission recommends denial of the following parcels, with an alternate recommendation that they be reconsidered by Planning Commission and Zoning Commission for a plan amendment and related zoning change for “MI-1” Mixed Light Industrial District.

BCAD Account Number:

11150-000-0020, 11150-000-0101, 11150-000-0030

Zoning Commission recommends denial of the following parcels, with an alternate recommendation that they be reconsidered by the Zoning Commission for a zoning change to “MF-18” Limited Density Multi-Family District.

BCAD Account Number:

18087-000-0013, 18087-000-0011, 18087-000-0018, 18087-000-0014, 18087-000-0330

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject areas are located within the Heritage South Sector Plan and have various future land use classifications. Several of the proposed zoning districts are not consistent with the plans as currently adopted; however, amendments to the sector plan are proposed to change the future land use plan to more appropriate classifications in order to support economic growth. Staff is recommending approval of these amendments. The Planning Commission recommended approval of these amendments on May 28, 2014.

**2. Adverse Impacts on Neighboring Lands:**

The proposal to rezone the subject properties is based, to a great extent, on the node and center pattern on which the flex-districts are structured, with conventional commercial districts applied to correspond with locations where commercial uses are permitted under the flex-districts. Where possible, conditional uses and specific use authorizations are proposed to ensure that non-conformities will be minimal. Further, this recommendation is intended to create a framework for future development that provides opportunities for

economic growth. If successful, the implementation of the zoning proposal will not create new adverse impacts on the subject area or neighboring lands.

**3. Suitability as Presently Zoned:**

In accordance with the implementation of the *City South Management Authority Effectiveness Study and Economic Strategic Plan*, Option #2, staff proposes these zoning changes in order to spur development. The present zoning districts have proven to be needlessly confusing, and are widely viewed as adding unbearable costs to some development projects. However, the present zoning is consistent with the land use plan and has allowed some residential development to occur or to be planned.

**4. Health, Safety and Welfare:**

The implementation of this zoning proposal would not create new adverse impacts on the subject area or neighboring lands.

**5. Public Policy:**

The proposal implements established public policy and City Council directive (Ordinance No. 2014-01-09-0001).

**6. Size of Tract:**

In total, 984 parcels are subject to this request which totals approximately 6,000 acres.

**7. Other Factors:**

This comprehensive rezoning proposal was initiated by City Council via ordinance no. 2014-01-09-0001, which annexed approximately 18,729 acres of land, and was known as the South San Antonio Limited Purpose Annexation. Pursuant to the Local Government Code, a regulatory plan for said area was also adopted. The regulatory plan directed the review of the zoning in the area in cooperation with an implementation task force, comprised of public and private sector stakeholders. This request implements the recommendations of this task force and removes much of the overly-cumbersome zoning districts on the South side in order to facilitate economic development.