



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-1256

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/9/2014

**Title:** ZONING CASE # Z2014041 C CD S (District 3): An Ordinance amending the Official Zoning Map of the City of San Antonio, Texas by applying zoning to newly annexed territory as follows: "BP" Business Park District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional use for Motor Vehicle Sales, "C-3" General Commercial District, "FR" Farm and Ranch District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "L" Light Industrial District, "L S" Light Industrial District with a Specific Use Authorization for Building Specialties - Wholesale Outside Storage Permitted, "NP-15" Neighborhood Preservation District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "MPCD" Master Planned Community District, "SGD" Sand and Gravel District, "DR" Development Reserve District, "R-6 HS RIO-6" Historic Residential Single-Family River Improvement Overlay District, "R-6 RIO-6" Residential Single-Family River Improvement Overlay District, "MF-25" Low Density Multi-Family District, "C-2 RIO-6" Commercial River Improvement Overlay District, "FR HS RIO-6" Historic Farm and Ranch River Improvement Overlay District, "MI-1" Mixed Light Industrial District, "MI-1 CD" Mixed Light Industrial District with a Conditional Use for a Cold Storage Plant, "RD" Rural Development District, "UD" Urban Development District, and adding the "AHOD" Airport Hazard Overlay District on approximately 5,058 acres to be annexed into the City of San Antonio currently in the City's Extraterritorial Jurisdiction located in the area bound by the San Antonio River and the present city limits to the west, U.S. Highway 181 and the existing city limits south of Loop 410 to the north, Donop Road and Old Corpus Christi Road to the east, and the existing city limits to the south. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:** Zoning Case

**Code sections:**

**Attachments:** 1. Zoning Commission Minutes, 2. Location Map, 3. Draft Attachment A, 4. Draft Attachment B, 5. Draft Attachment C, 6. Draft Ordinance, 7. Ordinance 2014-01-09-0010

Date	Ver.	Action By	Action	Result
1/9/2014	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Planning and Community Development

**DEPARTMENT HEAD:** John Dugan, AICP

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2014041 C CD S

## SUMMARY:

**Current Zoning:** None for those properties outside the city limits. Various zoning districts for those properties within the jurisdiction of the City South Management Authority.

**Proposed Zoning:** “BP” Business Park District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional use for Motor Vehicle Sales, “C-3” General Commercial District, “FR” Farm and Ranch District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “L” Light Industrial District, “L S” Light Industrial District with a Specific Use Authorization for Building Specialties - Wholesale Outside Storage Permitted, “NP-15” Neighborhood Preservation District, “R-20” Residential Single-Family District, “R-6” Residential Single-Family District, “RE” Residential Estate District, “MPCD” Master Planned Community District, “SGD” Sand and Gravel District, “DR” Development Reserve District, “R-6 HS RIO-6” Historic Residential Single-Family River Improvement Overlay District, “R-6 RIO-6” Residential Single-Family River Improvement Overlay District, “MF-25” Low Density Multi-Family District, “C-2 RIO-6” Commercial River Improvement Overlay District, “FR HS RIO-6” Historic Farm and Ranch River Improvement Overlay District, “MI-1” Mixed Light Industrial District, “MI-1 CD” Mixed Light Industrial District with a Conditional Use for a Cold Storage Plant, “RD” Rural Development District, “UD” Urban Development District, and adding the “AHOD” Airport Hazard Overlay District

## BACKGROUND INFORMATION:

**Zoning Commission Hearing Date:** December 17, 2013

**Case Manager:** Jacob T. Floyd, Senior Planner

**Property Owner:** Multiple Owners

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

**Location:** Approximately 5,058 acres to be annexed into the City of San Antonio currently in the City’s Extraterritorial Jurisdiction located in the area bound by the San Antonio River and the present city limits to the west, U.S. Highway 181 and the existing city limits south of Loop 410 to the north, Donop Road and Old Corpus Christi Road to the east, and the existing city limits to the south.

**Legal Description:** Multiple Properties

**Total Acreage:** 5,058

### Notices Mailed

**Owners of Property within 200 feet:** 749

**Neighborhood Associations:** Villa Coronado (within 200 feet)

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

**Applicable Agencies:** Southside Independent School District, East Central Independent School District

### Property Details

**Property History:** The subject areas are proposed for limited purpose annexation and are currently outside the city limits of the City of San Antonio, within the city’s Extraterritorial Jurisdiction. Portions of areas 1, 2, and 3

are within the current jurisdiction of the City South Management Authority (CSMA), which was created in 2005. In accordance with the implementation of the *City South Management Authority Effectiveness Study and Economic Strategic Plan*, Option #2 will be implemented that entails annexation, code amendments, land use and zoning changes and the dissolution of the CSMA on January 9, 2014.

**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 Zoning and Land Uses**

Adjacent land uses throughout the area vary considerably but are primarily very low density residential, farms and ranches, and rural homesteads, with several clusters of industrial lands uses. There currently exists sporadic commercial uses along the major arterial roadways.

**Overlay and Special District Information:** Many surrounding 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 Federal Aviation Administration.

Some properties north of Area 3 (Z2014041-C CD S) carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

**Transportation**

**Thoroughfare:** IH-37

**Existing Character:** Freeway

**Proposed Changes:** None

**Thoroughfare:** Loop 410

**Existing Character:** Freeway

**Proposed Changes:** None

**Thoroughfare:** U.S. Highway 281

**Existing Character:** Super Arterial Type B; two lanes each direction, divided highway

**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

**Proposed Changes:** None

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

**Parking Information:** N/A

#### **ISSUE:**

This zoning proposal is a required component of the Limited Purpose Annexation proceedings pursuant to Section 43.123 (d) of the Texas Local Government Code.

#### **ALTERNATIVES:**

Zoning must be applied to newly annexed territory. If the zoning proposal is not accepted, an interim zoning of “DR” Development Reserve District must be applied.

#### **FISCAL IMPACT:**

The zoning case was initiated by City Council resolution; therefore, zoning fees have been waived and expenses will be absorbed by the Department of Planning and Community Development.

#### **RECOMMENDATION:**

Staff and Zoning Commission recommend approval.

**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 United Southwest Communities Plan and 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 respective master plan components are proposed to change the future land use plan to appropriate classifications. Staff and Planning Commission (November 13, 2013) are recommending approval of these amendments.

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

The zoning districts proposed reflect the current conditions of the subject area and will 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:**

The subject areas are currently outside the city limits of the City of San Antonio and, with the exception of those portions within CSMA, currently do not have zoning. Further, the Department of Planning & Community Development has formed an implementation task force, as recommended by the CSMA Effectiveness Study, which will work to review the development standards of the “Flex-zoning districts” currently utilized within the CSMA areas and develop strategies to improve their effectiveness.

**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.

**6. Size of Tract:**

Approximately 5,058 acres.

**7. Other Factors:**

This zoning proposal is a required component of the Limited Purpose Annexation proceedings pursuant to Section 43.123 (d) of the Texas Local Government Code.