



City of San Antonio

Agenda Memorandum

File Number:20-4714

Agenda Item Number: Z-17.

Agenda Date: 9/17/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z-2020-10700054
(Associated Plan Amendment PA-2020-11600013)

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "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: June 2, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Kenneth Gindy

Applicant: Patrick Hart

Representative: Vickrey & Associates, Inc.

Location: 12000 block of San Pedro Avenue

Legal Description: 1.973 acres out of NCB 12059

Total Acreage: 1.973

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115 and was zoned “Temporary R-1” Temporary Residential District. The property was rezoned to “B-3” Business District by Ordinance 51257 dated September 20, 1979. The portion of the property zoned “I-1” was rezoned to “I-1” Light Industry by Ordinance 73691 dated May 23, 1991. The subject property converted from “B-3” and “I-1” to “C-3” General Commercial District and “I-1” General Industrial with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”

Current Land Uses: Big box retail

Direction: East

Current Base Zoning: “UZROW”

Current Land Uses: Federal Highway

Direction: West

Current Base Zoning: “C-3”, “R-5”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Church

Overlay and Special District Information:

"AHOD"

All 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 the Federal Aviation Administration.

Transportation

Thoroughfare: San Pedro Avenue / US Highway 281

Existing Character: Interstate Highway

Proposed Changes: None

Thoroughfare: Interpark

Existing Character: Collector

Proposed Changes: None

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

Routes Served: 502

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking minimum for a multifamily development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning designation of “C-3” General Commercial District are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed: The proposed zoning designation of “MF-33” permits residential uses at a maximum density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Greater Airport Regional Center and is not within premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission (8-2) recommends Denial.

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

1. Consistency:

The subject property is located within the San Antonio International Vicinity Plan and is currently designated as “Business Park” in the future land use component of the plan. The requested “MF-33” base zoning districts are not consistent with the future land use designation. The applicant is seeking a Plan Amendment to “High Density Residential”. Staff recommends Approval. Planning Commission recommendation is pending the June 10th Planning hearing.

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 changes would reduce potential impacts from “I-1” and “C-3” uses.

3. Suitability as Presently Zoned:

The current “C-3” and “I-1” zonings are appropriate for the property and surrounding area. The proposed “MF-33” is also an appropriate zoning for the surrounding area with good vehicular access and proximity to retail and employment.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Vicinity Plan:

Goal II: Encourage economic growth that enhances airport operations and surrounding development

Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 2.4 Promote transit oriented development adjacent to nodes that may become future commuter rail, light rail, and/or bus rapid transit stations

Objective 2.5 Enhance the appearance of the Loop 410 and US 281 airport frontage to provide an aesthetically pleasing experience for airport patrons and area residents

SA Tomorrow Comprehensive Plan:

Housing Goal 1: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.

Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

Housing Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors

6. Size of Tract:

The subject property is 1.973 acres, which could reasonably accommodate multifamily residential uses.

7. Other Factors:

None.