



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3401

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 6/7/2018

**Title:** ZONING CASE # Z2018169 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "MF-33 AHOD" Multi Family Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi Family Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 13.29 acres out of NCB 15911 and "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District, on 7.94 acres out of NCB 15911, generally located on the northwest corner of North Weidner Road and Crosswinds Way, with all Overlay Districts remaining unchanged. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2018-06-07-0428

Date	Ver.	Action By	Action	Result
6/7/2018	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2018169

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "MF-33 AHOD" Multi Family Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi Family Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 13.29 acres out of NCB 15911 and "C-3 AHOD" General Commercial and "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 7.94 acres out of NCB 15911

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 1, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Rockport Family Partnership, Ltd.

**Applicant:** Rockport Family Partnership, Ltd.

**Representative:** Kaufman & Killen, Inc.

**Location:** Generally located on the northwest corner of North Weidner Road and Crosswinds Way

**Legal Description:** 21.23 acres out of NCB 15911

**Total Acreage:** 21.23

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Randolph

**Property Details**

**Property History:** The subject property was annexed on December 26, 1972, established by Ordinance 41430. The subject property was zoned “Temporary R-1” Temporary Single Family Residential District. A portion of the subject property was changed to “I-1” Light Industry District, established by Ordinance 47690, dated February 17, 1977. The remaining portion of the subject property was changed to “B-3” Business District, established by Ordinance 51423, dated October 25, 1979. The “B-3” zoning portion changed to “I-1” Light Industry District, established by Ordinance 84348, dated June 27, 1996. The current “I-1” General Industrial District converted from the previous “I-1” upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

**Topography:** The subject property is located within a Mandatory Detention Area.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Lot, Distribution Center

**Direction:** East

**Current Base Zoning:** I-1, C-3

**Current Land Uses:** Business Park, Vacant Lot, Drainage Area, Retail Center

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Retail Shops, Plumbing Company, Truck Center

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Bimbo Bakery, Vacant Lot

**Overlay and Special District Information:** The Northeast Gateway Corridor District (“IH-1”) provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials,

façade design and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

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:** Crosswinds Way

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** North Weidner Road

**Existing Character:** Collector Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** The nearest bus stops are approximately 0.7 miles south and northeast of the subject property. One is on Randolph Boulevard along Bus Route 21, and the other is on O'Connor Road along Bus Route 640.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is required. The traffic generated by the proposed development does exceed the threshold requirements.

**Parking Information:** Commercial zoning allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

Multi-family zoning requires a minimum of 1.5 parking spaces per unit and has a maximum of two (2) parking spaces per unit.

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

### **FISCAL IMPACT:**

None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center nor is it within one-half (½)-mile of a Premium Transit Corridor.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) recommend Approval.

**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 North Sector Plan and is currently designated as “Regional Center” in the land use component of the plan. The requested “C-3” and “MF-33” base zoning districts are consistent with the adopted land use designation.

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

Staff has not found 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 uses. The subject property is just off of Interstate 35 and is surrounded by industrial and commercial zoning. The requested “C-3” zoning is closer to the highway and industrial uses. The “MF-33” zoning is along Crosswinds Way and is closer to less intense industrial uses, such as a business park.

**3. Suitability as Presently Zoned:**

The existing “I-1” base zoning district is appropriate for the surrounding area. The General Industrial zoning is appropriate, since most of the surrounding zoning is “I-1.” The requested zoning is consistent with the North Sector Plan and the proposed use would provide multi-family housing for the surrounding employment centers.

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

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The request for “C-3” zoning is consistent with the surrounding uses and the “MF-33” zoning permits multi-family housing is at an appropriate density that would be useful for the surrounding area.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The requested zoning is consistent with the current “Regional Center” land use designation.

**6. Size of Tract:**

The 21.23 acre site is of sufficient size to accommodate the proposed development. The subject property is a large and vacant lot.

**7. Other Factors:**

None.