



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1617

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 2/20/2020

**Title:** ZONING CASE Z-2019-10700320 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a University, "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a University, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District to "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots TR-19, 19A, 19C, 19D, 20A and 21A, NCB 14952, and Lot 1, Block 2, NCB 14952, located at 11104 and 11542 Wayland Way, and 6153 Randolph Boulevard. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-02-20-0151

Date	Ver.	Action By	Action	Result
2/20/2020	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z-2019-10700320

**SUMMARY:**

**Current Zoning:** "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a University, "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a University, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District

**Requested Zoning:** "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 21, 2020

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Wayland Baptist University

**Applicant:** BASIS Texas Charter Schools, Inc

**Representative:** Brown & Ortiz, P.C.

**Location:** 11104 and 11542 Wayland Way, and 6153 Randolph Boulevard

**Legal Description:** Lots TR-19, 19A, 19C, 19D, 20A and 21A, NCB 14952, and Lot 1, Block 2, NCB 14952

**Total Acreage:** 19.221

### **Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Royal Ridge Neighborhood Association.

**Applicable Agencies:** Planning Department, Texas Department of Transportation

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 39443, dated May 27, 1971 and zoned Temporary “R-1” Single Family Residence District. A portion of the property was rezoned by Ordinance 58430, dated March 15, 1984 from Temporary “R-1” Single Family Residence District to “I-1” Light Industrial District and “B-3” Business District. The subject property was rezoned by Ordinance 90459, dated September 9, 1999, from “I-1” Light Industrial and “B-3” Business District to “I-1 CC” Light Industrial District with City Council approval for a University. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “I-1 CC” Light Industrial District with City Council approval for a University converted to the current “I-1 S” General Industrial District with Specific Use Authorization for a University and the property zoned “R-1” Single Family Residence District converted to the current “R-6” Residential Single-Family District.

**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:** ROW

**Current Land Uses:** Interstate 35

**Direction:** South

**Current Base Zoning:** “C-2”

**Current Land Uses:** Apartments

**Direction:** East

**Current Base Zoning:** “C-3”

**Current Land Uses:** Commercial Use

**Direction:** West

**Current Base Zoning:** “I-1”

**Current Land Uses:** Bank and Industrial Uses

**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.

"IH"

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.

**Transportation**

**Thoroughfare:** I-35

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Thoroughfare:** Wayland Way

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Randolph Boulevard

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

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

**Routes Served:** 21

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement for a public school is 1 space per classroom.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of "R-6" Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

The present zoning district designation of "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to

provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

**Proposed:** The proposed "C-2" Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

**FISCAL IMPACT:**

None.

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

The subject property is within the NE I-35 and Loop 410 Regional Center but not located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

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

**1. Consistency:**

The property is not located within a neighborhood or community plan, thus a finding of consistency is not required.

**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.

**3. Suitability as Presently Zoned:**

The current "I-1S" General Industrial District with a Specific Use Authorization for a University is an appropriate zoning for the property and surrounding area. The current "R-6" Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The "R-6" is abutting high intensity commercial uses to the northeast and industrial zoning to the southwest. Rezoning to "C-2" Commercial is consistent with the proposed use of the property and down zones the "I-1" General Industrial zoning district.

**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 rezoning request is not within a neighborhood or community plan.

**6. Size of Tract:**

The subject property is 19.221 acres, which could reasonably accommodate commercial uses and a public school.

**7. Other Factors:**

Applicant seeks development for a public K-12 charter school. They are seeking a zoning designation that is consistent with their use of the property.