



City of San Antonio

Legislation Details (With Text)

File #: 21-2821
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/20/2021
Title: ZONING CASE Z-2021-10700039 (Council District 3): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on Lot P-1, NCB 10880, located in the 3500 block of Goliad Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z-2021-10700039

SUMMARY:
Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 20, 2021

Case Manager: Justin Malone, Planner

Property Owner: 3500 Goliad Road, LP (by General Partner, Goliad Inc., by Frank Paul, Director)

Applicant: John Lohr

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 3500 block of Goliad Road

Legal Description: Lot P-1, NCB 10880

Total Acreage: 23.89 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport, Planning Department, Texas Department of Transportation

Property Details

Property History: The subject property annexed September 25, 1952 by Ordinance 18115 and was zoned “B” Residence District. The previous “B” Residence District converted to the current “R-4” Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, and dated May 03, 2001. The property was then rezoned by Ordinance 2006-05-04-0562, dated May 4, 2006 from “R-4” Residential Single-Family District to the current “C-1” Light Commercial 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: “MH”

Current Land Uses: Single Family Residential

Direction: East

Current Base Zoning: “UZROW”

Current Land Uses: Highway

Direction: South

Current Base Zoning: “UZROW”

Current Land Uses: Highway

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Single Family Residential

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: Goliad Road

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA bus routes near the subject property.

Route Served: 20

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The proposed development includes single-family dwellings, multi-family dwellings, and some commercial uses. Parking requirements are calculated on the use:

- Single-Family Residential - Minimum of 1 parking space per dwelling, no maximum
- Multi-Family Residential - Minimum of 1.5 parking spaces per unit, maximum of 2 parking spaces per unit
- Commercial parking is calculated on the specific commercial use

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning designation of “C-1” allows for neighborhood commercial uses which depend on greater vehicular traffic than an “NC” district. “C-1” uses are considered appropriate buffers between residential uses and “C-2” and “C-3” districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses include retail furniture sales, grocery store, nursery (retail- no growing of plants on site permitted), and retail office equipment and supply. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed: The proposed zoning of “MXD” would allow Mixed Use development such as Residential and Commercial uses. The proposed districts within the “MXD” are “C-2” and residential up to 11 units per acre.

FISCAL IMPACT:

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Brooks Area Regional Center including but is not located within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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

1. Consistency:

The property is located in the Brooks Area Regional Center and is currently designated for “Regional Mixed Use” land uses. The proposed “MXD” base zoning district is consistent with the current future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impact on the neighboring lands in relation to this zoning change request. The proposed “MXD” is consistent with the surrounding area.

3. Suitability as Presently Zoned:

The existing “C-1” base zoning district is appropriate for the subject property. The proposed “MXD” Mixed Use District is more appropriate for the subject property as there are currently “R-4”, “MF-33” and “C-2” uses in the surrounding area. Further, the requested “MXD” will allow for a mix of commercial and residential uses, benefitting the nearby neighborhoods.

4. Health, Safety and Welfare:

Staff has found no negative impacts on the public health, safety, or welfare in relation to this rezoning request.

5. Public Policy:

The request is consistent with several goals and objectives identified in the Brooks Area Regional Center including:

Goal 1: Belonging, Bonding & Balance

- Provide an inclusive, welcoming, friendly, and safe atmosphere.
- Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.
- Support a healthy and desirable community, social and dining options which provide opportunity for meaningful interactions, and strengthen the cohesive Brooks Area identity; welcoming, pioneering, innovative, and resilient.

Goal 3: Reinvestment, Retention & Responsibility

- Incentivize high paying, socially, environmentally, and fiscally responsible employers who reinvest in the Brooks Area community and its spirit of innovation.
- Incentivize equitable education, housing, and economic opportunities that re-invest in and build the community's prosperity while being socially and environmentally responsible.
- Honor the history of innovation and technology by supporting incubators, start-ups, and local business.
- Retain and invest in innovation and creativity to dissuade migration of talent, youth, and economic resources to other geographies.

6. Size of Tract:

The subject property totals 23.89 acres and is sufficient size for the proposed mixed-use development of single-family, multifamily and commercial uses.

7. Other Factors:

The applicant submitted an "MXD" Mixed Use District site plan consistent with the Unified Development Code, Section 35-341.