



City of San Antonio

Agenda Memorandum

File Number:19-1327

Agenda Item Number: Z-52.

Agenda Date: 1/17/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z-2018-900061

SUMMARY:

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

Requested Zoning: "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 18, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: City of San Antonio

Applicant: City of San Antonio

Representative: City of San Antonio

Location: generally located northeast of the intersection of Schertz Road and North Weidner Road

Legal Description: 5.00 acres out of NCB 15911

Total Acreage: 5.00

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary “R-1” Single-Family Residence District by Ordinance 41430, dated December 26, 1972. The property was rezoned from Temporary “R-1” to “I-1” Light Industrial District by Ordinance 43527, dated March 7, 1974. The property converted from “I-1” to the current “I-1” General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 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: “I-1”

Current Land Uses: Single-Family Residence, Vacant Industrial

Direction: East

Current Base Zoning: “MF-33”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Commercial Bakery, Commercial Air Filter Dealer, Track Accessories

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: North Weidner Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial

Proposed Changes: None Known

Public Transit: VIA bus route 640 is within walking distance of the property.

Traffic Impact: A TIA report may be required. More information is needed in order to make a determination.

Parking Information:

The minimum parking required for a multi-family development is 1.5 parking units per residential unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “I-1”

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center, nor is it located within ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-1) 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 Commercial” in the future land use component of the plan. The requested “MF-33” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “I-1” base zoning is an appropriate base zoning for the property, however the requested “MF-33” is also appropriate base zonings due to adjacent multi-family zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The property is located within the North Sector Plan and requested rezoning from “I-1” to “MF-33” is generally consistent with the goals and strategies of the plan. The plan emphasizes the need and desire for higher density residential development to occur along arterials in order to provide for a buffer between lower density residential uses. The property is bounded by O’Connor Road, a Super Arterial to the north and is located on North Weidner Road, a secondary arterial. The property is also in close proximity to Interstate Highway 35 North. The location is ideal for a multi-family development due to the close proximity to major thoroughfares.

Relevant Goals and Objectives of the North Sector Plan:

Goal HOU-1 - Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

Strategies: HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the

Sector Land Use Plan: HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

Goal HOU-2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

Strategies: HOU-2.1 - Focus High Density Residential near activity centers.

HOU-2.3 - Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

HOU-2.4 - Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

6. Size of Tract:

The subject property is 5.00 acres, which could accommodate the proposed multi-family development.

7. Other Factors:

The property is owned by the City of San Antonio and is in the process of selling the property to the adjacent property owner for multi-family development.