



City of San Antonio

Agenda Memorandum

File Number:20-6314

Agenda Item Number: 17.

Agenda Date: 11/3/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2020-10700224

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Brooks Development Authority

Applicant: Brooks Development Authority

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 8000 block of Challenger Drive

Legal Description: 7.532 acres out of NCB 10879

Total Acreage: 7.532 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Aviation Department, Planning Department, Office of Historic Preservation

Property Details

Property History: The subject was annexed into the city by Ordinance 18115, dated September 25, 1952. It was originally zoned "MR" Military Reserve District. A portion of the property was rezoned to "C-3" by Ordinance 2011-02-17-0193, dated February 17, 2011. According to available records, the remaining portion of the property was rezoned to "MF-33" by a later Ordinance.

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: Pharmacy, medical office

Direction: East

Current Base Zoning: "C-3," "MR" and "I-2 S"

Current Land Uses: Vacant Brooks land

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Vacant, solar power company

Direction: West

Current Base Zoning: "MR," "C-3" and "MF-33"

Current Land Uses: Challenger Drive, commercial companies, drive in theater

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: Challenger Drive

Existing Character: Local

Proposed Changes: None

Thoroughfare: Research Plaza

Existing Character: Local

Proposed Changes: None

Thoroughfare: South New Braunfels

Existing Character: Primary Arterial B

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Routes: 34

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 medical clinic is 1 space per 400 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current “MF-33” Multi-Family District is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

The current “C-3” General Commercial District permits 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. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

Proposed: The proposed “C-3” General Commercial District permits 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. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and 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 subject property is located within the Brooks Area Regional Center Plan and is currently designated as “Regional Mixed Use.” The requested “C-3” is consistent with the future land use designation.

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 requested “C-3” Commercial District is consistent with the other “C-3” zoned properties in the area.

3. Suitability as Presently Zoned:

The current "MF-33" Multi-Family District and "C-3" General Commercial District are appropriate zonings for the property and surrounding area. However, “C-3” is more more appropriate and serve as a buffer between “I-1” General Industrial and “I-2” Heavy Industrial to the south and east.

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 Brooks Area Regional Center Plan:

Goal 1.4- 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 2.6- Provide access to places for communal ‘attaching and belonging’ and ‘learning and doing’ at unique, community social gathering places with universal design elements.

Goal 3.1- Incentivize high-paying, socially, environmentally, and fiscally responsible employers who reinvest in the Brooks Area community and its spirit of innovation.

The subject property is located within the SA Tomorrow Brooks Area Regional Center Plan. The subject property is currently undeveloped and is classified as Regional Mixed Use in the future land use map. The requested C-3 zoning is an appropriate zoning district in areas designated as Regional Mixed Use. The proposed zoning change is requested to allow for the development of a Dialysis Clinic and other uses similar to the surrounding development in this Challenger Drive corridor on the 7.86-Acre subject property. Surrounding uses include an express pharmacy, warehouses, ENT clinics, and vacant properties to the north, northeast, east, and south of the subject property.

6. Size of Tract:

The subject property is 7.532 acres, which could reasonably accommodate a dialysis center and other commercial uses.

7. Other Factors:

None.