



# City of San Antonio

## Agenda Memorandum

**File Number:**21-2927

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**Agenda Item Number:** Z-6.

**Agenda Date:** 5/6/2021

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z-2021-10700003

**SUMMARY:**

**Current Zoning:** "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 6, 2021. This case was continued from March 16, 2021.

**Case Manager:** Justin Malone, Planner

**Property Owner:** Elite GAD Investments, Inc.

**Applicant:** Raul Mendoza

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

**Location:** Generally located at 14850 Watson Road and 14970 Watson Road

**Legal Description:** 123.9 acres out of CB 4296 and CB 4298

**Total Acreage:** 123.9

**Notices Mailed**

**Owners of Property within 200 feet:** 21

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property was annexed into the City of San Antonio on December 10, 2020 and was zoned "NP-15" Neighborhood Preservation 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:** OCL

**Current Land Uses:** Cropland

**Direction:** East

**Current Base Zoning:** "BP"

**Current Land Uses:** Cropland

**Direction:** South

**Current Base Zoning:** "NP-8"

**Current Land Uses:** Cropland

**Direction:** West

**Current Base Zoning:** "NP-8"

**Current Land Uses:** Cropland

## **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:** Watson Road

**Existing Character:** Enhanced Arterial

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes near the subject property.

**Routes Served:** None

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The proposed development includes single-family dwellings, multi-family dwellings, and some office 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
- Office- Minimum of 1 parking space per 300 sf of GFA of office space

## **ISSUE:**

None.

## **ALTERNATIVES:**

**Current:** The property is zoned "NP-15" Neighborhood Preservation District.

**Proposed:** The proposed zoning of "MXD" would allow a mixed use development, which in this case would include residential, commercial, and office uses.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval.

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

**1. Consistency:**

The land use for the subject property is governed by the Heritage South Sector Plan with the current classification of "Suburban Tier." The proposed "MXD" base zoning district is consistent with the 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 uses proposed as part of the "MXD" as residential, commercial, multifamily, and office are consistent with the surrounding area given the limited scope of the more intense uses.

**3. Suitability as Presently Zoned:**

The existing "NP-15" base zoning district was applied to the subject property during the 2020 annexation. However, the owner has initiated the rezoning request for a zoning district that they believe is more appropriate for their vision of the site. The proposed "MXD" Mixed Use District is more appropriate for the subject property in order to allow it to conform to the Master Development Plan (MDP) submitted almost a year prior to the annexation and zoning of the property as well as the current "BP" and "C-2" uses to the east of the subject property. The proposed zoning district of "MXD" will provide more diverse housing options and commercial development for the surround area.

**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 Heritage South Sector Plan including:

- Goal HOU-1

- o Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide "life cycle" housing options within the area

- Goal LU 5: o LU-5.1 Integrate regional town centers that include commercial, retail, office and institutional uses into the fabric of the community

**6. Size of Tract:**

The subject property totals 123.9 acres and is sufficient size for the proposed mixed-use development of multifamily and office uses.

**7. Other Factors:**

The applicant submitted an “MXD” site plan consistent with the Unified Development Code, Section 35-341.

The property currently has a Master Development Plan for this proposed project that was submitted in February 2020 when it was in the City’s Extra Territorial Jurisdiction (ETJ). As a result of the terms of their previous Development Agreement in lieu of annexation, a change of use from a property with an agricultural/timber management/wildlife management valuation to another use triggered the annexation of the property.

As per Local Government Code 43.000 - Continuation of Land Use Rights, the project may proceed as proposed since the filing of the Master Development Plan (MDP) was more than 90 days before the effective date of the annexation.

The MDP submitted in February 2020 proposed a total of 987 units (661 Single Family and 326 Multifamily). The MXD site plan, as amended by the applicant on April 2, 2021, includes a total of 689 units with the following breakdown:

R-4 Lots: 21.78 acres for 197 units

R-5 Lots: 18.14 acres for 146 units

R-6 Lots: 16.5 acres for 97 units

MF-18: 13.93 acres for 249 units

Office: 1.6 acres

Commercial: 5.27 acres

This amended site plan proposes a total of 440 single family units and 249 multifamily units.