



City of San Antonio

Legislation Details (With Text)

File #: 13-1055

Type: Zoning Case

In control: City Council A Session

On agenda: 12/5/2013

Title: ZONING CASE # Z2014012 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 4, NCB 17467 located on a portion of the 10500 Block of Wayward Drive. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-012.pdf, 2. Z2014012.pdf, 3. Ordinance 2013-12-05-0893

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|--------|--------|
| 12/5/2013 | 1 | City Council A Session | | |

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Zoning Case Z2014012

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 05, 2013

Case Manager: Trenton Robertson, Planner

Property Owner: Tanfanstic Quarry, LLC (by Hossein Bagheri, Member)

Applicant: Carol Ghanbar

Representative: Carol Ghanbar

Location: A portion of the 10500 Block of Wayward Drive

Legal Description: Lot 4, NCB 17467

Total Acreage: 1.0028

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Oak Grove Estates Neighborhood Association

Planning Team: San Antonio International Airport Vicinity Land Use Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1964 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1988 case, the property was rezoned to “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “O-2” High-Rise Office District. The property was platted into its current configuration in 1985 (volume 9508, page 86 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain. Salado Creek is located east of the subject property.

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: “R-6” and “R-6 PUD”

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: None

Current Land Uses: Salado Creek

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Gas station, retail store and rehabilitation center

Overlay and Special District Information: 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: Wayward Drive and Town Lake Drive

Existing Character: Private Streets; one lane in each direction with partial sidewalks.

Proposed Changes: None known

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial Type A; two lanes in each direction with sidewalks.

Proposed Changes: None known

Public Transit: VIA bus lines 9 and 10 operate along Nacogdoches Road, with a stop in close proximity to the subject property.

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

Parking Information: Off-street vehicle parking requirements for congregated living facilities are determined by the number of residents and employees.

Assisted Living, Boarding Home, or Community Home with 7 or more residents - Minimum Parking Requirement: 0.3 of a space per resident plus 1 space for each employee; Maximum Parking Requirement: 1 space per resident plus 1 space for each employee

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current high-rise office zoning; the subject property would not be able to be developed as a assisted living facility, but rather be developed for more intense purposes as a high-rise office building.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Parks/Open Space in the future land use component of the plan. The Parks/Open Space designation allows all residential zoning districts; therefore, the requested “MF-18” base zoning district is consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and commercial uses. The subject property’s location at the periphery of a single-family residential neighborhood, near a major arterial thoroughfare is ideal for increased residential density.

3. Suitability as Presently Zoned:

The existing “O-2” High-Rise Office District is not appropriate for the subject property. The “O-2” district is meant to accommodate large, multi-tenant offices.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.0028 of an acre in size, which should be able to reasonably accommodate the proposed assisted living facility. The size of the property may serve to limit the scale of development permitted in the “MF-18” zoning district.

7. Other Factors:

The rezoning application refers to a proposed assisted living facility with 16 residents. Such facilities are subject to state and local licensing and inspection requirements.

The subject property is in close proximity to public transit as well as public park facilities. The Lady Bird Johnson park is located across Nacogdoches Road from the property.