



City of San Antonio

Legislation Details (With Text)

File #: 17-3168

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/16/2017

Title: ZONING CASE # Z2017144 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 45 thru 50, Block 1, NCB 14149, located at 4130 thru 4150 Swans Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17047)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017144
(Associated Plan Amendment 17047)

SUMMARY:

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

Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Dos Amigos

Applicant: Ramiro Valadez, III

Representative: Brown & Ortiz (James McKnight)

Location: 4130 through 4150 Swans Landing

Legal Description: Lots 45-50, Block 1, NCB 14149

Total Acreage: 2.300

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Greater Marymount Area Neighborhood Association

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property was annexed into the City Limits on September 24, 1964 and was previously zoned "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.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Commercial

Direction: East

Current Base Zoning: O-2

Current Land Uses: Offices

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-5

Current Land Uses: Vacant Lot

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: Perrin Beitel

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: The nearest VIA bus route is #14 and is within walking distance of the subject property to the East.

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

Parking Information: Parking requirements are determined by use. Residential use requires a minimum of one parking space per unit and a maximum of 2 parking space per unit.

ISSUE:

None

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within ½ mile of the Perrin Beitel corridor, a proposed future rapid transit corridor, and adjacent to the NE Loop 410/IH-35 Regional Center as outline in the SA Tomorrow Comprehensive Plan.

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 “Low Density Residential”. The applicant has requested a Plan Amendment to “Medium Density Residential”. Staff recommends approval. Planning Commission continued the case to the May 24, 2017 hearing.

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 “O-2” base zoning district is appropriate for the surrounding area. The proposal to rezone the property to allow the development of 13 townhomes is consistent with the goals and policies of the SA Tomorrow Comprehensive Plan.

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 surrounding area possesses a mix of low-density residential, high-density residential, and commercial future land use classifications, as well as a limited quantity of parks/open space. The subject property is situated on the periphery of a single-family residential neighborhood and is directly across the street from a proposed parks & open space bond project (Perrin Homestead). These factors, in addition to its location near a future high capacity transit corridor, make the subject property suitable for medium-density residential use.

6. Size of Tract:

The 2.3 acre tract is of sufficient size for an “RM-6”.

7. Other Factors:

The property is currently zoned “O-2”, High-Rise Office District and is an inappropriate use planned for the vacant property as the Perrin Beitel corridor is struggling to sustain commercial uses. The proposal to rezone the property to allow the development of 13 townhomes is consistent with the goals of preserving neighborhood integrity and preventing commercial encroachment.