



City of San Antonio

Legislation Details (With Text)

File #: 16-3079

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/17/2016

Title: ZONING CASE # Z2016151 CD (Council District 3): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “MF-33 MC-2 AHOD” Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “MF-33 S AHOD” Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Childcare for over 20 children, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, to “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Two-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Three-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Four-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Group Home, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Clubhouse/Lodge, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park, generally bounded by South Presa Street to the west, East Southcross Boulevard to the north, Interstate Highway 37 to the east, and Story Lane, Wahrmund Court and Texas State Hospital to the south. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016151 CD Location Map, 2. Z2016151 CD Resolution 2015-11-19-0062R, 3. Z2016151 CD CCR-Request for Rezoning South Central San Antonio

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2016151 CD

SUMMARY:

Current Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport

Hazard Overlay District, “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “MF-33 MC-2 AHOD” Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “MF-33 S AHOD” Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Childcare for over 20 children, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Requested Zoning: “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Two-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Three-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Four-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Group Home, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Clubhouse/Lodge, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2016

Case Manager: John Osten, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Area generally bounded by South Presa Street to the west, East Southcross Boulevard to the north, Interstate Highway 37 to the east, and Story Lane, Wahrmund Court and Texas State Hospital to the south.

Legal Description: 259.364 acres out of NCB 7577, NCB 7578, NCB 7581, NCB 7582, NCB 7583, NCB 7584, NCB 7585, NCB 7586, NCB 7603, NCB 7604, NCB 7605, NCB 7606, NCB 7607, NCB 7608, NCB 7609, NCB 7610, NCB 7611, NCB 7612, NCB 7613, NCB 7614, NCB 7615, NCB 7616, NCB 7617, NCB 7618, NCB 7619, NCB 7620, NCB 7621, NCB 7622, NCB 7623, NCB 7624, NCB 7625, NCB 7626, NCB 7627, NCB 7628, NCB 7629, NCB 7630, NCB 7631, NCB 7632, NCB 7633, NCB 7634, NCB 7635, NCB 7636, NCB 7637, NCB 7638, NCB 7639, NCB 7640, NCB 7641, NCB, 7642, NCB 7643, NCB 7644, NCB 7648, NCB 7648, NCB 8060, NCB 8570, NCB 8571, NCB 10937, NCB 10938

Total Acreage: 259.364

Notices Mailed

Owners of Property within 200 feet: 157

Registered Neighborhood Associations within 200 feet: Hot Wells Neighborhood Association, Highland Hills Neighborhood Association

Planning Team: South Central Community Plan Team

Applicable Agencies: None

Property Details

Property History: Major portion of the subject area was annexed into the City of San Antonio on August 3, 1944 (Ordinance# 1256) and the rest was annexed on September 25, 1952 (Ordinance# 18115). According to the available records, majority of the area was originally zoned "D" Apartment District on March 18, 1948 (Ordinance# 6846) based on the 1938 zoning districts. 1938 "D" district has been converted to "R-3" Multi-Family District in 1965 and finally it was converted to "MF-33" Multi-Family District upon the adoption of the 2001 Unified Development Code. The other portion was zoned "B" Business District on January 24, 1957 which was converted to "R-7" Single-Family Residence in 1965 and then converted to "R-4" Single-Family District in 2001. There were numerous individual rezoning cases throughout the subject area since the annexation in 1948.

Topography: None

Adjacent Base Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: Various

Current Land Uses: Various

Overlay and Special District Information: There are multiple overlay districts in the subject area:

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.

MC-2: The "MC-2" South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

RIO-5: All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines. Properties with RIO-5 overlay district were included into the study area, but excluded from rezoning case.

While AHOD is applicable for the entire rezoning area, RIO-5 and MC-2 are carried by the properties along South Presa corridor.

Transportation

There are multiple arterial roads in the project area. The arterials included in this area are East Southcross Boulevard, South Presa Street, Hot Wells Street, and South New Braunfels Avenue. All the other public right-of-ways in the project area are local streets and alleys.

Public Transit: VIA Bus routes# 515 , 36, 242, and 20 are serving this area.

Traffic Impact: Traffic Impact Analysis (TIA) report is not required.

Parking Information: Proposed zoning districts for the properties in the project area will reduce the parking

requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the properties in the project area retaining the current zoning district designations.

FISCAL IMPACT:

None.

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 project area is located within the South Central Community Plan and is designated mostly with Low Density Residential and Neighborhood Commercial.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing "MF-33" zoning district is not appropriate for the subject properties. Most of the properties in the project are developed with single-family residential uses. In addition, the future land use of the Community Plan designates this area with Low Density Residential use. The proposed "R-4" district is consistent with the land use plan and conforms to current use of the properties. There are some properties being proposed with conditional uses "CD" where they cannot meet the single-family use requirement of the proposed zoning district of "R-4". Uses like two-dwelling, three-dwelling and four-dwelling units as well as professional office, group home, lodge and manufactured home park are being proposed to receive conditional use "CD" designation.

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 conflict with any public policy objective. The requested land uses adhere to the South Central Community Plan by encouraging land uses that are compatible with neighboring properties.

6. Size of Tract:

The subject project area is 259.364 acres.

7. Other Factors:

The City of San Antonio is initiating this rezoning as per the City Council Resolution approved by City Council on November 19, 2015. The rezoning of the property is to make zoning consistent with the current land use

designations.