



City of San Antonio

Legislation Details (With Text)

File #: 21-3952

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/1/2021

Title: ZONING CASE Z-2021-10700096 (Council District 8): A request for a change in zoning from "C-3R" General Commercial Restrictive Alcohol Sales District and "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 4.322 acres out of NCB 17660, located at 2 Spurs Lane. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z2021-10700096

SUMMARY:

Current Zoning: "C-3R" General Commercial Restrictive Alcohol Sales District and "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District

Requested Zoning: "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 1, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: Spurs Ln LLC

Applicant: Alamo Multifamily Group LLC

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 2 Spurs Lane

Legal Description: 4.322 acres out of NCB 17660

Total Acreage: 4.322

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city by Ordinance 41426, dated December 25, 1972 and was originally zoned Temporary "R-1" One Family Residence District. The property was rezoned to "B-3R" Restricted Business District by Ordinance 61272, dated August 22, 1985. The previous "B-3R" district converted to current "C-3R" General Commercial Restrictive Alcohol District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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-3R"

Current Land Uses: Medical Clinic, Athletic Facility

Direction: East

Current Base Zoning: "C-3R"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-3R", "MF-18"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-3R"

Current Land Uses: Vacant

Overlay and Special District Information:

"AHOD"

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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: Spurs Lane

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.
Routes Served: 503, 522

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 multifamily residential is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current "C-3R" General Commercial Restrictive Alcohol Sales 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. These districts promote 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. C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

Proposed: The proposed "MF-33" allows Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within the Medical Center 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 Medical Center Area Regional Center Plan and is currently designated as "Urban Mixed Use." The requested "MF-33" 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 proposed "MF-33" Multifamily District constitutes a downzoning which limits eliminates potential adverse impacts of the intense commercial district.

3. Suitability as Presently Zoned:

The current "C-3R" General Commercial Nonalcoholic Sales District is not an appropriate zoning for the

property and surrounding area. The proposed “MF-33” would act as buffer between the “C-3R” Commercial to the north and the residential “MF-18” and “R-6” to the south. Further, the rezoning would accomplish the policy of increasing residential density within city regional centers.

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 Medical Center Area Regional Center Plan:

Goal 3.2- Encourage vibrant, accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors.

Goal 4.1- Foster an innovative economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.

6. Size of Tract:

The subject property 4.322 acres, which could reasonably accommodate the proposed residential uses.

7. Other Factors:

The applicant is requesting to rezone to allow for the development of 120 residential units.