



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-2907

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/3/2016

**Title:** (Continued from 04/19/2016) ZONING CASE # Z2016113 (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 6, Block 6, NCB 17640 generally located in the 10200 Block of West Military Drive. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-113

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2016113

**SUMMARY:**

**Current Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

**Requested Zoning:** "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 3, 2016. This case is continued from the April 19, 2016 hearing.

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Wells Fargo Bank, N.A. c/o Marc Curtis

**Applicant:** Chris Harnass

**Representative:** Stephen S. Lin, P.E. (Big Red Dog Engineering)

**Location:** 10200 Block of West Military Drive at the intersections of North Ellison Drive and Escala Parkway

**Legal Description:** Lot 6, Block 6, NCB 17640

**Total Acreage:** 17.421

### Notices Mailed

**Owners of Property within 200 feet:** 17

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

**Applicable Agencies:** None.

### Property Details

**Property History:** The subject property was annexed in 1989 and original zoned Temporary "R-1" Single-Family Residence District. In 1989 subject property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial District. In 2005 a portion of the subject property was rezoned to "C-3 GC-2" General Commercial 151 Gateway Corridor District. The subject property was platted in 1989 (volume 9518, page 89 of the Deed and Plat Records of Bexar County, Texas). The subject property is vacant and undeveloped.

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

### Adjacent Base Zoning and Land Uses

**Direction:** North, East

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** R-4, MF-25

**Current Land Uses:** Single-Family, Apartment

**Direction:** West

**Current Base Zoning:** ED

**Current Land Uses:** Vacant

**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.

The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

### Transportation

**Thoroughfare:** Hwy 151

**Existing Character:** Expressway; two lanes each direction median divided with two lanes on direction access road on both sides.

**Proposed Changes:** None known

**Thoroughfare:** W. Military Drive, N. Ellison Drive

**Existing Character:** Secondary Arterial, Type A; two lanes each direction divided roadway with median and control turn lanes

**Proposed Changes:** None known

**Thoroughfare:** Dugas

**Existing Character:** Local, Type A; one lane each direction with sidewalks on both sides.

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus line to the subject property is the 64 which operate along Military Drive West.

**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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Multi-Family Residential.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 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.

**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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The proposed "MF-25" base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change

request.

**3. Suitability as Presently Zoned:**

Both the existing “C-3” base zoning district and the proposed “MF-25” zoning district is appropriate for the subject property.

**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 17.421 acres in size, which is sufficient to accommodate the proposed Multi-Family subdivision development and parking requirements.

**7. Other Factors:**

None.