



City of San Antonio

Legislation Details (With Text)

File #: 15-1356

Type: Zoning Case

In control: City Council A Session

On agenda: 2/19/2015

Title: ZONING CASE # Z2014253 (District 4): An Ordinance amending the Zoning District Boundary from "MF-25 AHOD" Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 3.26 acres out of Lot 29, Block 31, NCB 19300 located at 8823 Dugas Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14078) (Continued from January 15, 2015)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-253 Location Map, 2. Z2014253 Zoning Commission Minutes, 3. ZC Minutes, 4. DRAFT ORDINANCE, 5. Ordinance 2015-02-19-0132

Date	Ver.	Action By	Action	Result
2/19/2015	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2014253

SUMMARY:

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

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 4, 2014

Case Manager: Pedro Vega, Planner

Property Owner: Robert D. Geringer

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 8823 Dugas Road

Legal Description: 3.26 acres out of Lot 29, Block 31, NCB 19300

Total Acreage: 3.26

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: None

Planning Team Members: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 2000 (Ordinance 92902), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 2001 zoning case, the property was rezoned to "R-5" Residential Single-Family District and "R-6" Residential Single-Family District. In a 2002 zoning case, the property was rezoned to "MF-25" Multi-Family District. The property consists of one lot that was platted into the current configuration in 2014 (Volume 9671, page 156 of the Deed and Plat Records of Bexar County, Texas).

In a 2005 case, the "GC-2" Highway 151 Gateway Corridor was applied to properties within 1,000 feet of the Highway 151 right of way between US Highway 90 and Loop 1604.

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

Adjacent Zoning and Land Uses

Direction: South

Current Base Zoning: "R-6", "R-6 GC-2" and "MF-33"

Current Land Uses: Single-Family Dwellings

Direction: East across Dugas Drive

Current Base Zoning: "MF-33 GC-2"

Current Land Uses: Apartments

Direction: West across North Ellison Drive

Current Base Zoning: "R-4" and "R-6"

Current Land Uses: Single-Family Dwellings and RV Resort

Direction: North

Current Base Zoning: "C-3" and "C-3 GC-2"

Current Land Uses: Vacant Land

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 Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern 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: Dugas Road

Existing Character: Local Street; one lane in each direction with curbs and sidewalks

Proposed Changes: None Known

Thoroughfare: West Military Drive

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

Proposed Changes: None Known

Thoroughfare: North Ellison Drive

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

Proposed Changes: None Known

Public Transit: The VIA bus line number 64, operate along West Military Drive. There is a VIA bus stop in front of the subject property at the corner of West Military Drive and North Ellison Drive.

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 parking requirements for multi-family uses are determined by the number of dwelling units. Minimum Requirement - 1.5 spaces per dwelling unit; Maximum Allowance - 2 spaces per dwelling unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current multi-family classification, restricting future land uses to those permissible in the “MF-25” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-2) recommend approval pending the plan amendment

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 identified as Suburban Tier in the

future land use component of the plan. The zoning request is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

Residential uses in the General Urban Tier are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to “MF-33” Multi-Family District.

3. Suitability as Presently Zoned:

Both the existing "MF-25" Multi-Family District and requested “MF-33” Multi-Family District are suitable for the 3.26 -acre site. High density residential uses should be located along arterial thoroughfares or collector streets at the periphery of single-family residential neighborhoods and can be an appropriate transition between commercial development and low-density residential uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The subject property’s location at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification.

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

6. Size of Tract:

The subject property is 3.26 acres in size, and should reasonably accommodate a multi-family development and required parking.

7. Other Factors:

The development of the 3.26 -acre site at the General Urban Tier would contribute toward the plan’s vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this zoning request is to accommodate for a moderately higher density multi-family residential use that is compatible with the already-existing surrounding area.

Any new development within the Highway 151 Gateway Corridor must comply with the standards established within this Corridor.

The applicant requests the zoning change in order to allow development of 6 additional units. The existing "MF-25" Multi-Family District could not accommodate the additional 6 units.