



City of San Antonio

Legislation Details (With Text)

File #: 17-2664

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/18/2017

Title: ZONING CASE # Z2017119 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17036)

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: 6

SUBJECT:

Zoning Case Z2017119
(Associated Plan Amendment 17036)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Carmen L. Leal

Applicant: Carmen L. Leal

Representative: Patrick W. Christensen

Location: 7796 Culebra Road

Legal Description: Lot 2, Block 4, NCB 18284

Total Acreage: 7.668

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Pipers Meadow Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1986 and was previously zoned "Temporary R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family 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: R-6, MF-33, C-3NA, C-3R

Current Land Uses: Apartments, Office Building, Dental Office, Retail Center

Direction: West

Current Base Zoning: MF-33, R-5

Current Land Uses: Apartments and Single-Family Residential

Direction: South

Current Base Zoning: MF-33, R-6

Current Land Uses: Townhomes, and playground

Direction: East

Current Base Zoning: MF-33, C-3NA, C-3R

Current Land Uses: Apartments and Commercial

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: Culebra Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Ingram Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Pipers Creek Street
Existing Character: Local Road
Proposed Changes: None Known

Public Transit:

VIA route 618 is adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Multi-Family Dwelling- Minimum vehicle spaces: 1.5 per unit. Maximum vehicle spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

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 West/Southwest Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "MF-33" Multi-Family base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to change the land use from Suburban Tier to General Urban Tier. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant requests the zone change in order to construct apartments with 230 units.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location; however, the surrounding area consists of multi-family and commercial uses and the proposed "MF-33" will further act as a buffer from between commercial and 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:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 7.668 acres in size, which will reasonably accommodate the uses permitted in “MF-33” Multi-Family District.

7. Other Factors:

None.