



City of San Antonio

Legislation Details (With Text)

File #: 18-1631
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/6/2018
Title: ZONING CASE # Z2017296 (Council District 6): A request for a change in zoning from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District and "C-3" General Commercial District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor Overlay District and "MF-33" Multi-Family District on 15.611 acres of land out of NCB 17642, located in the 5200 block of Rogers Road. Staff recommends Approval.
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 Z2017296

SUMMARY:
Current Zoning: "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District and "C-3" General Commercial District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 6, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Stone Oak Park II LTD

Applicant: Encore Multi-Family, LLC

Representative: Brown & Ortiz, P.C.

Location: 5200 block of Rogers Road

Legal Description: 15.611 acres out of NCB 17642

Total Acreage: 15.611

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on December 31, 1996 (Ordinance 85089) and was zoned Temporary “R-1” One-Family Residence District. The property was rezoned to “B-3” Business District in August, 1998 (Ordinance 67776). Upon adoption of the Unified Development Code in 2001, the property converted to the current “C-3” General Commercial District (Ordinance 93881).

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

Current Base Zoning: “C-2”

Current Land Uses: Data Center

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Banking Facility

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Medical Offices

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartment Complex

Overlay and Special District Information:

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: Rogers Road

Existing Character: Secondary Arterial

Proposed Changes: None known

Thoroughfare: Wiseman Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None known

Public Transit: The nearest VIA bus route #660 and is within walking distance of the subject property.

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

Parking Information: Parking is determined by use. A multi-family use will require a minimum of 1.5 spaces per unit and a maximum of 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. "C-3" General Commercial District is characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property falls within the Highway 151 and Loop 1604 Regional Center but is not within proximity to 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 property is located within the West/Southwest Sector Plan and is currently designated as "Regional Center" and "Mixed Use Center". The request for "MF-33" base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff does not find a likely adverse impact on neighboring lands in relation to this zoning change because the proposed development is consistent with the existing development pattern in the area.

3. Suitability as Presently Zoned:

The current "C-3" base zoning is appropriate for the area. The request for the "MF-33" zoning will allow for additional housing options to the area.

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 land use goals and strategies of the West / Southwest Sector Plan to continue to provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood and to provide opportunities for live/work locations.

6. Size of Tract:

The subject property totals 15.611 acres in size, which should reasonably accommodate the uses permitted in “MF-33” Multi-Family District.

7. Other Factors:

Rezoning to “MF-33” will allow development of approximately 515 apartment units.