



City of San Antonio

Legislation Details (With Text)

File #: 16-2429

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/5/2016

Title: (Continued from 03/15/16) ZONING CASE # Z2016094 (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 2.559 acres of land out of NCB 11766 located at 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-094 location map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016094

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2016. This case is continued from the March 1, 2016 and March 15, 2016 hearings.

Case Manager: Ernest Brown, Planner

Property Owner: Sless Investments, LLC c/o Yury Sless

Applicant: Yury Sless

Representative: Miles Stanley

Location: 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive

Legal Description: 2.559 acres of land out of NCB 11766

Total Acreage: 2.559

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Greater Harmony Hill Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "A" Single-Family District. In 1986 a portion of the subject property, NCB 11766 was rezoned to "B-2" Business District. In 1997 the other portion of the subject property, NCB 11736, Block 20, Lots 1-3, was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2 AHOD" Commercial Airport Hazard Overlay District. NCB 11766 is not platted in its current configuration. NCB 11736, Block 20, Lots 1-3 were platted in 1950 (volume 2805, page 118 of the Deed and Plat Records of Bexar County, Texas). The subject property is not developed and remains vacant.

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: Northeast

Current Base Zoning: R-5, O-1

Current Land Uses: Vacant

Direction: Southeast

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

Direction: Southwest

Current Base Zoning: C-2, C-3

Current Land Uses: Vacant, Parking Lot, Walgreens

Direction: Northwest

Current Base Zoning: MF-33, R-5

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.

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial, Type A; two lanes each direction undivided

Proposed Changes: None known

Thoroughfare: Anchor Street

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

Proposed Changes: None known

Public Transit: VIA transit route 97 is the nearest route to the subject property which operates along Lockhill-Selma and West Avenue.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Mixed Use in the future land use component of the plan. The “MF-25” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing “C-2” base zoning district and the proposed “MF-25” zoning district are suitable as presently zoned.

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 proposed development for multiple family dwelling units is consistent with the San Antonio International

Airport Vicinity Land Use Plan objective for Mixed Use land use.

6. Size of Tract:

The subject property measures 2.559 acres and is sufficient to accommodate the proposed development and parking requirements.

7. Other Factors:

None.