



City of San Antonio

Legislation Details (With Text)

File #: 13-1287

Type: Zoning Case

In control: City Council A Session

On agenda: 1/16/2014

Title: ZONING CASE # Z2013208 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 20.79 acres out of NCB 11156 located on a portion of the 12100 Block of Southeast Loop 410. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 13050)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2013-208, 2. Z2013208, 3. Draft Ordinance, 4. Ordinance 2014-01-16-0031

Date	Ver.	Action By	Action	Result
1/16/2014	2	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2013208

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Hearing Date: December 3, 2013

Case Manager: Ernest Brown, Planner

Property Owner: 100 SA Pleasanton, Ltd. (by Marsha Normand, Sole Manager)

Applicant: Marsha Normand

Representative: Brown & Ortiz, P.C. (by James Griffin)

Location: A portion of the 12100 Block of Southeast Loop 410

Legal Description: 20.79 acres out of NCB 11156

Total Acreage: 20.79

Notices Mailed

Owners of Property within 200 feet: 54

Registered Neighborhood Associations within 200 feet: None

Planning Team: 14 - Stinson Airport Vicinity Land Use Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “B” Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-4” Residential Single-Family District. The subject property is not platted and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences (under construction)

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: “C-3NA”

Current Land Uses: Undeveloped 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.

Transportation

Thoroughfare: Loop 410

Existing Character: Freeway; two lanes in each direction with two-lane, single-direction access roads

Proposed Changes: None known

Thoroughfare: Walhalla Avenue

Existing Character: Local Street; under construction and not open for through-traffic

Proposed Changes: None known

Thoroughfare: Tidewind Street

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

Proposed Changes: None known

Public Transit: There are no public transit stops in the immediate vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis is required but may be deferred until the platting or permitting stage of development. A traffic engineer with knowledge of the project must be present at the Zoning Commission

Parking Information: Off-street vehicle parking requirements for multi-family dwellings are a minimum of 1.5 spaces per dwelling unit and a maximum of 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing residential zoning classification.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 property is located within the Stinson Airport Vicinity Land Use Plan. Most of the subject property is currently designated as Community Commercial in the future land use component of the plan, while one small portion is currently designated as Low Density Residential. The requested “MF-33” district is not consistent with either of the adopted land use designations. The applicant has submitted a request to amend the land use designation to High Density Residential. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The subject property abuts single-family residences to the north. Any development on the subject property is likely to impact the neighboring residences. However, there is a row of undeveloped lots between the subject property and the residences fronting Tidewind Street. The undeveloped lots appear to be unplatted and do not have street frontage or access. In most cases, the rear lots are under common ownership with the front lots, and tend to serve as extended backyards for the single-family residences. These rear lots provide a significant buffer between the proposed multi-family development and the existing single-family residences.

Although the area is largely residential land use, staff found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The location of the requested “MF-33” along a major arterial meets the guidelines of the Stinson Airport Vicinity land use plan. It provides a transitional land use between the neighboring residential single family development and the major thoroughfare.

3. Suitability as Presently Zoned:

The existing residential single-family zoning is not consistent with the Community Commercial land use designation, nor is it appropriate for property located on an expressway. Multi-family uses may provide an

appropriate transition between major thoroughfares and low-density residential development.

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 measures 20.79 acres in size, which will allow a maximum of 686 units should the requested zoning change be approved.

7. Other Factors:

This property is located within the Stinson Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. The Aviation Department does not object to the requested change in zoning.