



City of San Antonio

Agenda Memorandum

File Number: 16-1055

Agenda Item Number: Z-22.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT: Zoning Case Z2016037 CD

SUMMARY:

Current Zoning: "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District

Requested Zoning: "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Carson Diversified SA LP

Applicant: Christopher Kimm, AIA

Representative: Christopher Kimm, AIA

Location: 2876 Nacogdoches Road

Legal Description: 6.010 acres of land out of NCB 12104

Total Acreage: 6.010

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Forest Oak; MacArthur Park

Planning Team: North Sector Plan

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952 (Ordinance # 18115). On April 7, 1988, the subject property was zoned from the original "A" Single Family Residence District to "R-1" One Family Residences District (Ordinance # 66918). Upon the adoption of the 2001 Unified Development Code, "R-1" base zoning was converted to "R-6" Residential Single-Family District. On November 10, 2005, the subject property was then rezoned from "R-6" to PUD "MF-25" Planned Unit Development Multi-Family District not to exceed 26 units (Ordinance # 101904).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, MF-33, R-6

Current Land Uses: Condominiums, Single Family Residence, Church/School

Direction: East

Current Base Zoning: R-6

Current Land Uses: Church

Direction: South

Current Base Zoning: R-20, R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: NP-8, R-6

Current Land Uses: Single Family Residences

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: Nacogdoches Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Lovelace Boulevard

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Route 10 stops in front of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements

Parking Information:

Service - Professional Office. Minimum Vehicle Spaces: 1 per 300 sf GFA. Maximum Vehicle Spaces: 1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “PUD MF-25” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 North Sector Plan and is designated as Mixed Use Center. Both the proposed “MF-25 CD” and existing “PUD MF-25” zoning districts are consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The base zoning will remain the same and there is no proposed new development on the property.

3. Suitability as Presently Zoned:

The existing “PUD MF-25” zoning district is appropriate for the subject property and surrounding areas. The subject property is located on Nacogdoches Road a major thoroughfare. Two single-family dwellings currently exist on the subject property. The property to the southeast and southwest is currently zoned "R-6" Residential Single-Family District and consists of single-family dwellings. The zoning to the northwest is zoned "R-6" Residential Single-Family District and consists of a church.

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. The zoning request fulfills the goals and strategies of the North Sector Plan, by promoting compatible land use patterns so that natural resources are preserved and the local economy remains viable. Also, the requested zoning ensures compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

6. Size of Tract:

The subject property is 6.010 acres in size, which accommodates the proposed development for a variety store.

7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Per Section 35-422 of the Unified Development Code, the following condition applies to all conditional use

requests in residential zoning districts:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.