



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-3608

---

**Agenda Item Number:** Z-19.

**Agenda Date:** 8/4/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2016156

**SUMMARY:**

**Current Zoning:** "BP AHOD" Business Park Airport Hazard Overlay District and "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:** June 7, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Ithaca Investment and Caliburn Capital

**Applicant:** Ithaca Investment and Caliburn Capital

**Representative:** Brown and Ortiz P.C.

**Location:** Intersection of Crystal Run and Wurzbach Road

**Legal Description:** 27.53 acres of land out of NCB 18112, NCB 18108, NCB 18109, NCB 18105, NCB 18106, NCB 18102, NCB 18099, NCB 18100, and NCB 18103

**Total Acreage:** 27.53

**Notices Mailed**

**Owners of Property within 200 feet:** 179

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits on December 30, 1985 and was originally zoned “Temporary R-1” Family Residence District. On July 9, 1987, a portion of the property was rezoned to “BP” Business Park District. Upon the adoption of the 2001 Unified Development Code, the previous “Temporary R-1” Family Residence District converted to “R-6” Residential Single-Family District and the previous “BP” Business Park District remained as “BP” Business Park District.

**Topography:** The subject property does not include any inclusion in a flood plain. However, the subject property does include a significant slope.

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** R-4 PUD, R-6, R-4 CD

**Current Land Uses:** Vacant land, townhomes, single-family homes

**Direction:** East, South

**Current Base Zoning:** BP, MF-33, C-3

**Current Land Uses:** Vacant land, townhomes, apartments

**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:** Wurzbach Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Crystal Run

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA bus routes 534 at the intersection of Crystal Run and Wurzbach Road.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the Zoning Commission meeting.

**Parking Information:** Dwelling - attached apartments/condominiums; minimum vehicle parking spaces 1 per unit. maximum 1.9 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 and Zoning Commission (9-0) 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 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" zoning district is 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.

**3. Suitability as Presently Zoned:**

The requested "MF-33" district is appropriate for the subject property. The property is located adjacent to a major collector (Wurzbach Road). The request for "MF-33" will not have any negative effect on future development, but rather provide additional housing for any existing and potential development. The property is surrounded by similar land 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 request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 27.53 acres in size, which should accommodate the proposed development with adequate space for parking.

**7. Other Factors:**

The lot located at the southwest corner of the property is part of the whole development. The other lots adjacent to it will eventually be acquired by the owner for this development. Once ownership transfers, rezoning of the properties will be submitted.