



City of San Antonio

Agenda Memorandum

File Number: 16-4162

Agenda Item Number: Z-11.

Agenda Date: 8/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2016184

(Associated Plan Amendment 16052)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10 feet

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: SECO Holdings, LLC

Applicant: SECO Holdings, LLC

Representative: Brown & Ortiz, P.C.

Location: 7227 Lamb Road

Legal Description: 4.15 acres out of NCB 13664

Total Acreage: 4.15

Notices Mailed

Owners of Property within 200 feet: 58

Registered Neighborhood Associations within 200 feet: The Village at Rustic Oak Neighborhood

Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1963 and was previously zoned "Temporary R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Single Family Residential District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM4 PUD

Current Land Uses: Residential Mixed Use

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Residences

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Residences

Direction: East

Current Base Zoning: R-4 PUD

Current Land Uses: Residential Single-Family

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.

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Lamb Road

Existing Character: Collector Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #100 within walking distance of the subject property.

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: Dwelling: Multi-Family requires a minimum of 1.5 per unit and a maximum of 2 per

unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval, pending 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 North Sector Plan, and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "PUD MF-18" Planned Unit Development Limited Density Multi-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Mixed Use Center to Suburban Tier. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The requested zoning district of "PUD MF-18" is also appropriate for the subject property's location.

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 North Sector Plan as it supports the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

6. Size of Tract:

The subject property totals 4.15 acres in size, which should reasonably accommodate the uses permitted in "PUD MF-18" Planned Unit Development Limited Density Multi-Family District.

7. Other Factors:

The subject property is a single family residence. The proposed use for the property is to allow for multi-family housing with a reduced perimeter setback of 10 feet. The properties that are located around the subject property

include multi-family and single family residence uses which follow the current pattern for development of that area. The request to rezone the subject property is compatible with the adjacent land uses.