



City of San Antonio

Agenda Memorandum

File Number: 17-5107

Agenda Item Number: 17.

Agenda Date: 9/19/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017247

(Associated Plan Amendment 17074)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 19, 2017

Case Manager: Erica Greene, Planner

Property Owner: Trogon Properties

Applicant: Trogon Properties

Representative: Brown & Ortiz

Location: Generally located near East Loop 1604 and Weichold Road

Legal Description: 40.027 acres out of NCB 16551

Total Acreage: 40.027

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1974 and was previously zoned “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial Nonalcoholic Sales District. The subject property was previously zoned “R-A” Residence Agriculture District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “NP-10” Neighborhood Preservation 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: L

Current Land Uses: Alamo 3 Solar, Canyon Regional Water Authority

Direction: West

Current Base Zoning: OCL

Current Land Uses: OCL

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

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

Transportation

Thoroughfare: East Loop 1604

Existing Character: Major Highway

Proposed Changes: None

Thoroughfare: Weichold Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route is not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: Dwelling: Multi-Family (33 Units) requires a minimum of 1.5 per unit and a maximum of 2 per unit. Parking requirements are based on the use established on the property when built.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning district. The current zoning of “C-2” allows “C-2” districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. The current zoning of “NP-10” allowed uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (10,000 sq. ft. minimum lot size)

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 I-10 East Corridor Perimeter Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “MXD” Mixed 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 “Low Density Residential” to “Urban Living.” 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. The requested zoning change for multi-family housing and commercial uses blends in with the surrounding commercially zoned vacant properties of the area.

3. Suitability as Presently Zoned:

The current “C-2” and “NP-10” base zoning district is appropriate for the subject property’s location. The requested “MXD” is also appropriate and consistent with surrounding uses and zoning. The surrounding properties are all vacant and can benefit from the requested land use.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses are all vacant lots. The requested zoning change to allow for multifamily housing and commercial uses will benefit the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the I-10 East Corridor Perimeter Plan that proactively promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric and to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City

6. Size of Tract:

The subject property totals 40.027 acres in size, which should reasonably accommodate the uses permitted in "MXD" Mixed District.

7. Other Factors:

The applicant proposed a mixed use of multifamily housing and commercial uses. The proposed zoning change is an appropriate fit that supports the accommodation of growth within this area.