



City of San Antonio

Agenda Memorandum

File Number: 17-6071

Agenda Item Number: 7.

Agenda Date: 11/7/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017274

(Associated Plan Amendment 17083)

SUMMARY:

Current Zoning: "O-2 AHOD" High Rise Office Airport Hazard Overlay District

Requested Zoning: "MF-25 AHOD" Low Density Multiple-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2017. This case is continued from the October 17, 2017 Zoning Hearing.

Case Manager: Nyliah Acosta, Planner

Property Owner: Gallium Cross, LLC

Applicant: A-1 Engineering, LLC

Representative: Mr. Joseph Tober, P.E.

Location: 1006 Vance Jackson Road

Legal Description: 0.47 acres out of NCB 8417

Total Acreage: 0.47

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: Parks

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1940 and was zoned “A” Single-Family District. A 1997 case, Ordinance 85734, rezoned the property “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the previous “O-1” base zoning district converted to the current “O-2” High Rise Office 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: R-5, C-2, C-3NA

Current Land Uses: Residence, Self-Storage Facility, Tile Shop

Direction: East

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-5, C-1, O-2

Current Land Uses: Single-Family Residences and Office

Direction: West

Current Base Zoning: MF-33, R-6

Current Land Uses: Apartments, Condominiums, Office, 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: Greenlawn Drive

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: Via route 96 is within walking distance from 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: Multi-Family: Minimum vehicle spaces- 1.5 per unit. Maximum vehicle spaces- 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “O-2” High Rise Office district provides for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools. A minimum 65 foot buffer zoned NC, C-1 or O-1 is to be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a Premium Transit Corridor.

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 Near Northwest Community Plan, and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “MF-25” Low 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 future land use from “Urban Low Density Residential” to “High Density Residential”. 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 applicant proposes to construct a multi-family development with a maximum of twelve units. One of the guiding principles as part of the SA Tomorrow Comprehensive Plan is to provide affordable housing and transportation choices throughout the city. While the property is not within a Regional Center, or a Premium Transit Corridor, it is within close proximity to the Medical Center Regional Center, and the Fredericksburg Metro Premium Plus route. It is a growth and city form goal to have higher densities that are focused around Regional Centers and along arterial corridors. Allowing the change to “MF-25” encourages development sites that promote a mix of housing types, and new development that reflects the character of the surrounding areas, as well as providing housing for a mix of incomes. The existing land uses consist of a blend of multi-family, single-family, commercial use and is adjacent to “C-2” and O-2” zoning. A multi-family development would not be out of character for the area and is an appropriate fit.

3. Suitability as Presently Zoned:

The current “O-2” is not appropriate given as there is no height limitation. This small scale “MF-25” multi-family complex will offer diverse housing options for the neighborhood.

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 any public policy objective.

6. Size of Tract:

The subject property totals 0.470 acres in size, which reasonably accommodates the uses permitted in “MF-25” Low Density Multi-Family District.

7. Other Factors:

The applicant is proposing a 1 story, 12 unit multi-family dwelling.