



City of San Antonio

Agenda Memorandum

File Number: 15-1315

Agenda Item Number: Z-6.

Agenda Date: 2/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015066

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 20, 2015

Case Manager: Ernest Brown, Planner

Property Owner/ Applicant: Randolph Townhomes, LLC (by Jorge E. Garcia, Member)

Representative: P.W. Christensen, P.C. c/o Patrick W Christensen

Location: 5324 Randolph Blvd

Legal Description: Lot 1 Block 2 NCB 13808

Total Acreage: 4.784

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: None

Planning Team: None-NA

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1965 with the original zone “Temporary A”, Single Family residence district. In 1980 the subject property was rezoned to “B-3”, Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3 AHOD” General Commercial Airport Hazard Overlay District. The subject property was replatted in its current configuration in 1985 with no development.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”, “RM-4”

Current Land Uses: Industrial Equipment, Residential Single Family

Direction: East

Current Base Zoning: “RM-4”

Current Land Uses: Residential Single Family

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Apartments

Direction: West

Current Base Zoning: “I-1”, “C-3”

Current Land Uses: Industrial Equipment, Commercial

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: Randolph Boulevard

Existing Character: Primary Arterial, Type A; one lane each direction with sidewalk on eastside of road

Proposed Changes: None known

Thoroughfare: Beacon Bay

Existing Character: Local Type A; one lane each direction with sidewalks on both side

Proposed Changes: None known

Public Transit: VIA bus route 21 operates along Randolph Boulevard with a bus stop across from 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Multi-Family/Town Home Community Development with 25

units per acre.

Multi-Family/Town Home Community Development - Minimum Parking Requirement: 1.5 per unit;
Maximum Parking Requirement: 2 per unit.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the “C-3” zoning district.

FISCAL IMPACT:

None.

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 not located within any Local or Community Plan. The requested “MF-25 PUD” base zoning district is consistent with the surrounding pattern of development.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district and the proposed “MF-33 PUD” is consistent with surrounding zoning and 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 measures 4.784 acres in size, which is sufficient to accommodate Multi-Family development and required parking.

7. Other Factors:

None