



City of San Antonio

Agenda Memorandum

File Number: 15-3167

Agenda Item Number: Z-10.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015163

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Manoucher & Shahnaz Faily

Applicant: Faily Manoucher

Representative: Patrick Christensen

Location: Generally located in the 10500 Block of Ingram Road

Legal Description: Approximately 31.40 acres being Lots P-1B, Block 32, P-5, Block 34, and P-8, Block 35 out of NCB 15849

Total Acreage: 31.40 acres

Notices Mailed

Owners of Property within 200 feet: 124

Registered Neighborhood Associations within 200 feet: El Sendero

Planning Team: West/Southwest Sector Planning Team-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1989, which was established by Ordinance 70435. Upon annexation, the subject property was assigned “Temp R-1” Temporary Residential Single-Family zoning. On March 22, 1990, following the approval of Ordinance 71278, the property was rezoned from “Temp R-1” Temporary Residential Single-Family to the current “B-3” Business District and “I-1” General Industrial District. Following the adoption of the 2001 Unified Development Code, the properties converted to the current “C-3” General Commercial District and “I-1” General Industrial District.

Topography: None

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3” General Commercial and “I-1” General Industrial

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “R-5” Residential Single-Family

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: “R-5 PUD” Residential Single-Family Planned Unit Development

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: “R-5” Residential Single-Family

Current Land Uses: Single-Family Dwellings

Overlay and Special District Information: All subject properties carry the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, however it may require additional site review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Ingram Road

Existing Character: Secondary Arterial B

Proposed Changes: Two lanes in each direction with sidewalks

Thoroughfare: Waters Edge Drive

Existing Character: Local

Proposed Changes: One lane in each direction with sidewalks

Public Transit: VIA bus route 618 operates to the north of the subject property at the Ingram Road and Lakeside Parkway intersection.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Any proposed development will have to comply with the parking standards as outlined by the Unified Development Code.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested rezoning will result in the subject property retaining its current “C-3” General Commercial and “I-1” General Industrial base zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and 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 subject property is located within the West/Southwest Sector Land Use Plan and is currently designated as Suburban Tier in the land use component of the plan. The requested “MF-18” Multi-Family and “R-4” Residential Single-Family base zoning districts are consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zone change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “I-1” General Industrial base zoning district is not appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

As the request is consistent with the West/Southwest Sector Future Land Use Plan, staff finds that the request does not appear to be in conflict with any stated public policy objective.

6. Size of Tract:

The 31.40 acre parcel is of sufficient size for the proposed development.

7. Other Factors:

None.