



City of San Antonio

Agenda Memorandum

File Number: 15-3602

Agenda Item Number: Z-12.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Zoning Case Z2015100

SUMMARY:

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

Requested Zoning: "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 17, 2015. Postponed at the April 16, 2015 Council Meeting.

Case Manager: Ernest Brown, Planner

Property Owner: Opportunity Land Fund No. 7 L.P (by J. Beau Ryan, Vice President, RBGP Investments, L.L.C. General Partner of JM Equity Venture No. 4 L.T.D., General Partner)

Applicant: White Conlee Builders, Ltd. (John C. White, President)

Representative: Kaufman & Killen (Ashley Farrimond)

Location: A portion of the 7300 Block of Potranco

Legal Description: 27.27 acres out of Lot 1, Block 3, NCB 17242

Total Acreage: 27.27

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Pipers Meadow Neighborhood Association

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and zoned “B-3”, Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current base zoning district “C-3” General Commercial District. The subject property is currently platted in its current configuration 1984 (volume 9504, page 63-70 of the Deed and Plat Records of Bexar County, Texas). The subject property has not been developed and is currently vacant.

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, East, South

Current Base Zoning: “C-3”

Current Land Uses: Vacant, Drainage ROW, Vacant

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Apartment

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: Ingram Road

Existing Character: Secondary Arterial, Type A; one lane each direction.

Proposed Changes: Construction in progress

Thoroughfare: Potranco Road

Existing Character: Primary Arterial, Type A; two lanes each direction divided roadway.

Proposed Changes: None known

Public Transit: A VIA bus stop is located on the Westside of the subject property with route 629 operating along Potranco Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present at the Zoning Commission Meeting.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to apartments, a Multi-Family Development with 25 units per acre.

Multi-Family Development - Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) 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 West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The proposed zoning change is consistent with the current land use designation. The applicant has initiated a plan amendment to the West/Southwest Sector Plan from Suburban Tier land use to General Urban land use. Staff and Planning Commission recommend approval.

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. The proposed development is appropriate for the location of the subject property.

3. Suitability as Presently Zoned:

The existing “C-3” zoning district of the subject property fronting two thoroughfares is considered to be an appropriate zoning district.

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 27.27 acres in size, which is sufficient to accommodate multi-family development and required parking.

7. Other Factors:

None.