



City of San Antonio

Agenda Memorandum

File Number: 15-5393

Agenda Item Number: 12.

Agenda Date: 10/20/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015308

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Terravista Partners, LTD

Applicant: Michele Debs

Representative: Michele Debs

Location: 6930 Pecan Valley Drive at South New Braunfels Avenue.

Legal Description: Lot 5, Block 9, NCB 10976

Total Acreage: 3.055

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Highland Hills NA and Hot Wells NA

Planning Team: South Central Planning Team- 15

Applicable Agencies: None

Property Details

Property History: The property was originally annexed on September 25, 1952 (Ordinance 18115) and zoned “B” Two-Family Residential District. On September 6, 1973 (Ordinance 42756) rezoned an area around the 6900 block of South New Braunfels Avenue from “B” Two-Family Residential to “B-2” Business District. In addition the area around Quig Drive was rezoned from “B” Two-Family Residential to “R-3” Multiple-Family Residential District. On May 10, 1984 (Ordinance 58723) this area was rezoned from “R-3” Multiple-Family Residential District to “B-3NA” Non-Alcoholic Sales District. Upon the adoption of the 2001 United Development Code, “B-2” converted to “C-2” and “B-3NA” was converted to “C-3NA.”

Topography: The 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: C-2, MF-33

Current Land Uses: Vacant and Multi-Family residences

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Residences

Direction: South

Current Base Zoning: C-2

Current Land Uses: Food Mart/Bar

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant

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: Pecan Valley Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: New Braunfels Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None known.

Thoroughfare: Lassus Road

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Quig Road

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop at the intersection of Pecan Valley Drive and South New Branufels Avenue. Routes 20 and 36 service the area.

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: The applicant is proposing to construct an apartment complex on the subject property. Parking will be as follows: 1.5 spaces per apartment.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District zoning designations.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 South Central San Antonio Community Plan and is currently designated as High Density Residential. The applicant is requesting this zoning change in order to construct a Multi-Family Apartment Complex on the subject property. The applicant currently owns the adjoining apartment complex located to the east and south of the subject property. The subject property's location at the intersection of two major arterials makes it appropriate for intense residential uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. The requested zoning and uses are consistent and compatible with the already-existing surrounding area.

3. Suitability as Presently Zoned:

The subject property is commercially zoned and well suited for commercial development, as it abuts intense commercial zoning and uses to the north, and east. The subject property location at the intersection of two major arterials makes it appropriate for intense commercial uses that are permitted in the current "C-2" and "C-3NA" commercial zoning.

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 requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 3.055 acres in size.

7. Other Factors:

None.