



City of San Antonio

Legislation Details (With Text)

File #: 14-832

Type: Zoning Case

In control: City Council A Session

On agenda: 5/1/2014

Title: ZONING CASE # Z2014104 (District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 38, 44, 45, 47, 48, 49 and 50, NCB 11880 and Lot 84, NCB 11887 located at 8051 Broadway and 1718 West Lawndale Drive. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-104, 2. Z2014104, 3. Draft Ordinance, 4. Ordinance 2014-05-01-0293

Date	Ver.	Action By	Action	Result
5/1/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2014104

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 1, 2014

Case Manager: Osniel Leon, Planner

Property Owner: Linden Tara, LLC

Applicant: Linden Tara, LLC

Representative: Langley and Banack, Inc. (Paul Fletcher)

Location: 8051 Broadway and 1718 West Lawndale Drive

Legal Description: Lots 38, 44, 45, 47, 48, 49 and 50, NCB 11880 and Lot 84, NCB 11887

Total Acreage: 8.12

Notices Mailed

Owners of Property within 200 feet: 47

Neighborhood Associations: Oak Park-Northwood Neighborhood Association is located within 200 feet.

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No planning team)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “D” Apartment District and “E” Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “MF-33” Multi-Family District and “O-2” High-Rise Office District, respectively. The property is currently developed as an apartment complex built in 1965. The subject property consists of multiple platted lots.

The proposed rezoning is meant to bring the existing apartments into compliance, allowing the possible expansion and/or reconstruction of the development.

Topography: The subject property slopes to the south and to the west. The property is not included in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-5”, “RM-4”, “C-2”, “O-2”

Current Land Uses: Single-family residences, townhomes, church, offices

Direction: East

Current Base Zoning: “O-2”

Current Land Uses: Offices and townhomes

Direction: South

Current Base Zoning: “C-2”, “C-1”, “C-2NA”, “C-3R”, “R-5”

Current Land Uses: Offices, liquor store, beauty salon, bakery

Direction: West

Current Base Zoning: “RM-4”, “MF-33”, “C-1”, “C-3NA”, “C-2”

Current Land Uses: Apartments, duplex, parking lot, office, kennels

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: Broadway

Existing Character: Secondary Arterial Type B; 2 lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: West Sunset Road

Existing Character: Local Street (functions as a Collector Street); 1 lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: West Lawndale Drive

Existing Character: Local Street; 1 lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 9 and 209 operate along Broadway east of the subject property; and VIA bus line 647 operates along West Sunset Road south of the subject property. Both routes include multiple stops immediately adjacent to the subject property.

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

Parking Information: Parking requirements for multi-family residential uses are determined by the total number of dwelling units.

Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing split-zoning.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as High Density Residential in the future land use section of the plan. The zoning request is consistent with the future land use designation.

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 subject property is located on an arterial thoroughfare, near established commercial nodes, in an area that includes a wide range of residential densities and commercial uses.

3. Suitability as Presently Zoned:

The existing multi-family zoning is appropriate for the subject property and is consistent with the adopted land

use plan; however, the existing “O-2” High-Rise Office District is neither appropriate nor consistent with the land use plan. The “O-2” district is meant to accommodate large multi-tenant office buildings.

Staff finds the requested base zoning district compatible with the surroundings land uses and overall character of the community. Furthermore, it will bring the nonconforming portion of the property into compliance.

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 is approximately 8.12 acres in size which should be able to accommodate the proposed multi-family residences and the parking requirements.

7. Other Factors:

None.