



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2605

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 11/6/2014

**Title:** ZONING CASE # Z2014275 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.56 acres out of NCB 15837 located on a portion of the 12600 Block of Scarsdale. Staff recommends approval. Zoning Commission recommendation pending the November 4, 2014 public hearing.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2014-275, 2. Z2014275, 3. Ordinance 2014-11-06-0889

Date	Ver.	Action By	Action	Result
11/6/2014	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 10

**SUBJECT:**

Zoning Case Z2014275

**SUMMARY:**

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

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 4, 2014

**Case Manager:** Brenda V. Martinez, Planner

**Property Owner:** The City of San Antonio

**Applicant:** Jaster Quintanilla of San Antonio, LLP (Donald N. Dacus, PE)

**Representative:** City of San Antonio - TCI (Cathleen A. Crabb)

**Location:** A portion of the 12600 Block of Scarsdale

**Legal Description:** 2.56 acres out of NCB 15837

**Total Acreage:** 2.56

**Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Northern Hills Homeowner's Association. Oak Grove Estates Neighborhood Association within 200 feet.

**Planning Team:** San Antonio International Airport Vicinity Land Use Plan - No Planning Team

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is currently undeveloped and was annexed in 1972. The property was originally zoned "Temp R-1" Temporary Single-Family Residence District. In 1973 case, the property was rezoned to "O-1" Office District and "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "O-2" High-Rise Office District and "MF-33" Multi-Family District.

The purpose of the rezoning request is to allow the development of a senior activity center.

**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:** "MF-33"

**Current Land Uses:** Townhomes and Apartments

**Direction:** South and West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-Family Residences

**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:** Thousand Oaks

**Existing Character:** Secondary Arterial Type A Street; 2 lanes in each direction with a center turning lane

**Proposed Changes:** None known

**Thoroughfare:** Scarsdale

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA busline is the number 502 line, which operates along Thousand Oaks and Scarsdale.

**Traffic Impact:** A Traffic Impact Analysis is required.

**Parking Information:** Off-street vehicle parking requirements for a Recreational Community Center is determined by building size.

Minimum Parking Requirement: 1.5 spaces per 1,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 10 spaces per 1,000 square feet of GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff recommends approval. Zoning Commission recommendation pending the November 4, 2014 public hearing.

**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 identified as Mixed Use in the future land use component of the plan. The “C-2” zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties. The requested zoning will allow a range of office, retail and service uses on the property.

**3. Suitability as Presently Zoned:**

The existing “O-2” zoning is not appropriate for the subject property or the surrounding neighborhood. The high-rise office zoning was established by the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code, which resulted in overly intense zoning located near a residential neighborhood. Current zoning practices would not place intense high-rise office zoning in or near established residential neighborhoods.

**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 existing “O-2” and “M-33” zoning districts are not consistent with the adopted “Mixed Use” land use designation.

**6. Size of Tract:**

The subject property is 2.56 acres, which is of sufficient size to accommodate uses permitted in “C-2”.

**7. Other Factors:**

None.