



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3167

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 6/18/2015

**Title:** ZONING CASE # Z2015163 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 31.40 acres being Lots P-1B, Block 32, P-5, Block 34, and P-8, Block 35 out of NCB 15849, generally located in the 10500 Block of Ingram Road. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-163\_Location Map, 2. Z2015163\_Zoning Minutes, 3. Ordinance 2015-06-18-0612

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council A Session	Motion to Approve	Pass

**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.