



City of San Antonio

Legislation Details (With Text)

File #: 15-5891

Type: Zoning Case

In control: City Council A Session

On agenda: 12/3/2015

Title: ZONING CASE # Z2015302 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.117 acres of land out of NCB 11379, located in the 400 Block of South Acme Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15085)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-302 Location Map, 2. Z2015302 Minutes, 3. Draft Ordinance, 4. Ordinance 2015-12-03-1035

Date	Ver.	Action By	Action	Result
12/3/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT: Zoning Case Z2015302
(Associated Plan Amendment PA 15085)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2015. This case is continued from the October 20, 2015 hearing.

Case Manager: Shepard Beamon, Planner

Property Owner: Bethel United Methodist Church (c/o Board of Trustees c/o Ronny Walker, Trustee)

Applicant: The NRP Group, LLC (c/o Daniel Markson)

Representative: Brown & Ortiz, P.C. (c/o Daniel Ortiz)

Location: 400 Block of South Acme Road

Legal Description: 18.117 acres out of NCB 11379

Total Acreage: 18.117

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: Community Workers Council

Planning Team: West/ Southwest Sector Plan - 35

Applicable Agencies: Lackland JLUS

Property Details

Property History: The subject property was annexed into the City of San Antonio on September, 25 1955 (Ordinance # 18115) and January 20, 1966 (Ordinance # 33954). Upon the January 20, 1966 annexation, the property was zoned "R-A" Residence Agricultural District and "I-2" Heavy Industrial District. On November 17, 1988, the "R-A" and "I-2" converted to the current "I-1" Light Industrial District (Ordinance # 68337). According to available records, the front portion of the property was zoned "B-3NA" Business Non-Alcoholic Sales District and was converted to the current "C-3NA" General Commercial Non-Alcoholic Sales District upon the adoption of the 2001 Unified Development Code, while the "I-1" Light Industrial converted to "I-1" General Industrial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, C-3NA

Current Land Uses: Vacant Lot, Single-Family Residence

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single Family Residences

Direction: South

Current Base Zoning: MF-25

Current Land Uses: Multi-Family Residences

Direction: West

Current Base Zoning: I-1 MAOZ-2, I-1 GC-2 MAOZ-2, I-1 GC-2

Current Land Uses: Vacant Lot

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: South Acme Road

Existing Character: Secondary Arterial Type B 70' - 86'

Proposed Changes: None known

Thoroughfare: Prosperity Drive
Existing Character: Local Street
Proposed Changes: None known

Public Transit: VIA Bus Routes 75 and 275 have stops in front of the subject property.

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:

Dwelling - Multi-Family (25 units maximum). Minimum Vehicle Spaces: 1.5 per unit. Maximum Vehicle Spaces: 2 per unit

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “I-1” and “C-3NA” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-1) 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 designated as Specialized Center. The requested “MF-25” base zoning district is not consistent with the adopted land use designation. The applicant has requested a Plan Amendment to General Urban Tier for consistency. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing “I-1” and “C-3NA” zoning district is not appropriate for the subject property and surrounding areas. The subject property is located adjacent to other Multi- and Single-Family Residential zoning, making “MF-25” a better suited zoning for the property. The requested “MF-25” will allow the applicant to develop a multi-family development up to 25 units per acre and is compatible with the surrounding neighborhood.

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. The zoning request fulfills the goals and strategies of the West/Southwest Sector Plan, by providing a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

6. Size of Tract:

The subject property is 18.117 acres in size, which accommodates the proposed development for a variety store.

7. Other Factors:

The subject property is located within the Lackland Awareness Zone / Military Influence Area. In accordance with the signed Memorandum of Understanding between Lackland and the City of San Antonio, zoning staff has provided the Military with a copy of the zoning request because of the subject property's proximity to the Lackland military base.