



City of San Antonio

Legislation Details (With Text)

File #: 16-2372

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/5/2016

Title: ZONING CASE # Z2016108 (Council District 7): A request for a change in zoning from "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for Horse Stable/Equestrian Center to "MF-33" Multi-Family District on Lot P-16, NCB 15663 located at 11043 North Loop 1604 West. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-108 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2016108

SUMMARY:
Current Zoning: "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for a Horse Stable/Equestrian Center

Requested Zoning: "MF-33" Multi-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 5, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Carol Blakely n/k/a Carol Duncan

Applicant: 1604 Laurel Glen, Ltd.

Representative: Kenneth Naylor

Location: 11403 North Loop 1604 West

Legal Description: Lot P-16, NCB 15663

Total Acreage: 2.93

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed within City limits on December 31, 1993, (Ordinance # 79038). According to available records, the subject property was zoned Temporary “R-1” Single-Family Residence. The subject property was then rezoned to “R-A” CC Residence Agriculture District with special City Council approval for a Horse Stable/Equestrian Center, (Ordinance # 80810). Upon the adoption of the 2001 Unified Development Code, the subject property was converted to “NP-10 S” Neighborhood Preservation District with Specific Use Authorization for a Horse Stable/Equestrian Center.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3, R-6 PUD

Current Land Uses: Hotel, Single Family Residences

Direction: East

Current Base Zoning: UZROW

Current Land Uses: Loop W 1604 N

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant, Gateway Fellowship Church

Direction: West

Current Base Zoning: NP-10 S

Current Land Uses: S.A.W.S. Ground Water Storage Facility

Overlay and Special District Information: None

Transportation

Thoroughfare: Loop 1604 North

Existing Character: Highway

Proposed Changes: None known

Public Transit: There is no VIA Bus Route located within close proximity to the subject property.

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: Dwelling - Multi-Family (40 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 “NP-10” zoning district designation.

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 West/Southwest Sector Plan and is designated as Regional Center. The requested "MF-33" base 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 in relation to this zoning request. The requested zoning will allow for a multi-family development, with up to 81 units, that is compatible with the surrounding neighborhood.

3. Suitability as Presently Zoned:

The existing "NP-10" zoning district is not appropriate for the subject property. “NP-10” zoning district carries the same uses as “R-6” Single-Family Residential District and is typically developed with single-family detached dwelling units. The subject property is located along a highway with heavy traffic volumes making single-family homes less suitable for this location. Furthermore, the surrounding properties are primarily commercial along Loop 1604 and the requested Multi-Family zoning, along with those commercial uses, would serve as buffer between Loop 1604 and the nearby single-family homes.

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 of the West/Southwest Sector Plan by providing a diverse and affordable housing stock.

6. Size of Tract:

The subject property is 2.93 acres in size, which accommodates the proposed development for 81 multi-family dwelling units with adequate space for parking.

7. Other Factors:

None.