



City of San Antonio

Legislation Details (With Text)

File #: 16-6134

Type: Zoning Case

In control: City Council A Session

On agenda: 1/19/2017

Title: ZONING CASE # Z2017006 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the South 94.47 feet of Lot 29, Block 1, NCB 15600, located at 2411 Pinn Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2017006 Minutes, 3. Ordinance 2017-01-19-0044

Date	Ver.	Action By	Action	Result
1/19/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2017006

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 06, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Juan Carlos Franco Navarro and Maria De Los Angeles Rodriguez Reynaga

Applicant: Juan Carlos Franco Navarro

Representative: Juan Carlos Franco Navarro and Maria De Los Angeles Rodriguez Reynaga

Location: 2411 Pinn Road

Legal Description: South 94.47 FT of Lot 29, Block 1, NCB 15600

Total Acreage: 0.334

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Cable-Westwood Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City Limits in 1972 and was zoned "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial District. The subject property is out of the original Lot 29 that was platted in 1985 (volume 9511, page 52 of the Deed and Plat Records of Bexar County, Texas). However, it is not platted in its current configuration. The subject property was developed in 1968 with 3000 square feet of multiple residential structures.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3, R-6, C-2

Current Land Uses: Retail Center, Home-Office, Motel Restaurant

Direction: East

Current Base Zoning: C-3, R-6, C-2, MF-33

Current Land Uses: Bar, Vacant, VFW, Single-Family Residence

Direction: South

Current Base Zoning: C-3, MF-33

Current Land Uses: Auto Repair, Pool/Club House, Apartment

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residence

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: Pinn Road

Existing Character: Collector

Proposed Changes: None known

Thoroughfare: Andros Place, Biscayne Street

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest transit line is located at Pinn Road and Westfield Street, VIA route 612 which operates along Pinn Road.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to an Apartment.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Approval (8-0).

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 Plan and is currently designated as General Urban Tier in the future land use component of the plan. The proposed “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 neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is not suitably zoned. The existing base zoning district is not consistent with the Sector Plan’s future land use designation. The Major Thoroughfare Plan encourages intense land uses that the “C-3” zoning district support be located at the intersection of two major thoroughfares.

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 because the request is consistent with the proposed future land use plan goals and objective as well as other plan objectives such as the Major Thoroughfare Plan.

6. Size of Tract:

The subject property measures 0.334 acre in size and has an existing eight (8) dwelling unit development and parking area.

7. Other Factors:

The applicant is bringing the existing eight unit apartment complex into compliance with zoning.