



City of San Antonio

Legislation Details (With Text)

File #: 17-1486
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/7/2017
Title: ZONING CASE # Z2017047 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi- Family Airport Hazard Overlay District on 18.2274 acres out of NCB 16587, located in the 16300 Block of Nacogdoches Road. Staff Recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17015)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2017047 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017047
(Associated Plan Amendment 17015)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2017

Case Manager: Erica Greene, Planner

Property Owner: Ovaro Investments, LLC

Applicant: Dr. Salah E. Diab

Representative: Dr. Salah E. Diab

Location: 16300 Block of Nacogdoches Road

Legal Description: 18.2274 acres out of NCB 16587

Total Acreage: 18.2274

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property was annexed into the City following the adoption of Ordinance 66023, dated December 31, 1987 and was zoned "Temp R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

Topography: A portion of the property, especially along the southeast property line, is located within the 100 year flood plain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Storage Facility, Taxidermy Business, and Landscaping Business

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: I-1, C-3

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: Nacogdoches Road

Existing Character: Major Arterial

Proposed Changes: None

Thoroughfare: North Loop 1604 E

Existing Character: Highway

Proposed Changes: None

Public Transit: The nearest VIA bus route is #36 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: Dwelling: Multi-Family (25 Units) requires a minimum of 1.5 per unit and a maximum of 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "MF-25" Low-Density Multi-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to General Urban Tier. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The requested zoning district of "MF-25" for multi-family housing is also appropriate for the subject property's location. The properties that are located around the subject property include several residential and commercial properties which follow the current pattern for development of that area.

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 applicant requests a zoning change to allow for a multi-family housing. The rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan as it encourages compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

The Rolling Oaks Regional Center is a logistics and services center characterized superior regional highway connectivity and rapid addition of new residents. The area surrounding the subject property is comprised of

industrial and commercial land uses as well as a significant amount of undeveloped land. The site also includes land in the floodplain of Selma Creek, a tributary of Cibolo Creek, along its southern boundary.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF P1: Incentivize the development of housing and employment uses in the city's priority growth areas.

GCF Goal 7: Development practices that minimize, mitigate, or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.

GCF P23: Implement stormwater infrastructure management best practices that balance well-developed and well-maintained regional and site-specific stormwater infrastructure (i.e. gray and green infrastructure).

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

H P20: Incentivize high-density housing in regional centers and along major public transit routes where appropriate.

H P22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

NRES P 20: Encourage preservation of 100-year floodplains as natural drainage ways without permanent construction, unnecessary straightening, bank clearing or channeling.

The request is generally consistent with guiding principles of the Comprehensive Plan. The plan calls for higher-density housing uses to be developed within the regional centers and along transit corridors. However, the development should avoid negatively affecting the adjacent Selma Creek and minimize the effects of increased stormwater runoff on downstream areas through low impact development (LID) practices or other best practices.

6. Size of Tract:

The subject property totals 18.2274 acres in size, which should reasonably accommodate the uses permitted in "MF-25" Low-Density Multi-Family District.

7. Other Factors:

The subject property is undeveloped. The proposed use for the property is multi-family residential development. The request to rezone the subject property will make the land uses more compatible with one another.