



City of San Antonio

Legislation Details (With Text)

File #: 17-2168

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/21/2017

Title: ZONING CASE # Z2017070 (Council District 4): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District, "RD-FDP AHOD" Rural Development Flex Development Plan Airport Hazard Overlay District, "RD-CS AHOD" Rural Development Conservation Subdivision Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 99.95 acres out of CB 4296, CB 4297 and CB 4298 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 434.27 acres out of CB 4296 and CB 4298, generally located at the southwest corner of State Highway 16 and Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17022)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017070
(Associated Plan Amendment PA 17022)

SUMMARY:

Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District, "RD-FDP AHOD" Rural Development Flex Development Plan Airport Hazard Overlay District, "RD-CS AHOD" Rural Development Conservation Subdivision Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District on 99.95 acres out of CB 4296, 4297, and 4298 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 434.27 acres out of CB 4296, and 4298

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 21, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Presto Tierra, LLC, PDC Preserve at Medina River, and CST Stations Texas, LLC

Applicant: Fermin Rajunov

Representative: Brown and Ortiz, PC

Location: Generally located southwest of the intersection of State Highway 16 and Watson Road.

Legal Description: 534.22 acres out of CB 4296, CB 4297, and CB 4298

Total Acreage: 534.22

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property is part of a limited purpose annexation agreement with the city and has been extended for full purpose annexation to February 2, 2047. However, these properties are still subject to zoning. A portion of the properties are zoned "RD" Rural Development District and "MI-1" Mixed Light Industrial District as a result of a 2004 case (Ordinance 98711) and the remaining portion is not currently zoned.

Topography: The proposed development is sensitive to a large floodplain area running along the Medina River - this area is designated a conservation area on the Master Development Plan.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NP-8 and BP

Current Land Uses: Vacant Lots, Water Tank and BMH Speedway

Direction: West

Current Base Zoning: FR and RE

Current Land Uses: Vacant Lots and Single-Family Residences

Direction: South

Current Base Zoning: FR

Current Land Uses: Vacant Lots and Single-Family Residences

Direction: East

Current Base Zoning: MI-1 and RP

Current Land Uses: Vacant Lots and Concrete Products

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: State Highway 16

Existing Character: Super Arterial Type B

Proposed Changes: None known

Thoroughfare: Watson Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

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

Parking Information: Residential- Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: NA. Retail - Minimum vehicle spaces: 1 per 300 sf GFA. Maximum vehicle spaces: 1 Per 200 sf GFA. Office- Minimum vehicle spaces: 1 per 300 sf GFA. Maximum vehicle spaces: 1 Per 140 sf GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning 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 Heritage South Sector Plan, and is currently designated as Natural Tier, RIMSE/Agribusiness Tier, and Suburban Tier in the future land use component of the plan. The requested “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District is not consistent with the future land use designation. The applicant has requested a plan amendment to change the land use from Natural Tier, RIMSE/Agribusiness Tier, and Suburban Tier to Suburban 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. The applicant proposes a development with single-family uses, as well as commercial uses, that combine to create a large-area comprehensive development

3. Suitability as Presently Zoned:

The current “RD” Rural Development District and “MI-1” Mixed Light Industrial District may hinder economic development for this area and discourage the placement of appropriate uses along freeway.

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 rezoning request does not appear to conflict with any public policy objective.

Relevant Goals and Policies of the Comprehensive Plan may include:

- H Goal 2: A variety of housing types (single-family detached, single-family attached, multi-family, as well as ownership and rental opportunities) are available at a variety of price and rent level
- H Goal 3: Housing choices are available in walkable and bikeable locate near transit, employment, retail, medical and recreational amenities.
- H Goal 4: Improves infrastructure, service and amenities increase market demand and attract residences to priority growth areas
- JEC Goal 4: San Antonio’s Economic environment fosters innovation and attracts new and innovative business, investment and industries.
- LU-1 Goal: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability
- LU-1 Goal: Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments

6. Size of Tract:

The subject property totals 534.22 acres in size, which should reasonably accommodate the uses permitted in the “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District, and “C-2 AHOD” Commercial Airport Hazard Overlay District.

7. Other Factors:

The subject property is part of a limited purpose annexation agreement with the city and has been extended for full purpose annexation to February 2, 2047. However, these properties are still subject to zoning and are required to pull any and all necessary permits.