



City of San Antonio

Legislation Details (With Text)

File #: 18-1624

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/6/2018

Title: ZONING CASE # Z2018069 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.520 acres out of NCB 11379, located at 303 South Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18019)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case 2018069

(Associated Plan Amendment 18019)

SUMMARY:

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

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: OCI Alamo 8, LLC

Applicant: Lennar Homes of Texas, Inc.

Representative: Patrick W. Christensen

Location: 303 South Acme Road

Legal Description: 16.520 acres out of NCB 11379

Total Acreage: 16.520

Notices Mailed

Owners of Property within 200 feet: 45

Registered Neighborhood Associations within 200 feet: Community Workers Council

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was rezoned from "NP-10" Neighborhood Preservation District to "C-3 NA" General Commercial District Nonalcoholic Sales and "I-1" General Industrial District by Ordinance 2009-12-03-0988, dated December 3, 2009.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "MF-25"

Current Land Uses: Vacant; Apartment Complex

Direction: West

Current Base Zoning: "I-1"

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

Proposed Changes: None Known

Public Transit: VIA bus route is within walking distance of the subject property. Routes served: 75 and 275.

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:

The minimum parking requirement is 1 space per unit for single-family residences.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “I-1” and “C-3”. “I-1” allows for uses such as auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storages & sales, outdoor flea market, manufactured homes/oversized vehicles sales, and service and storage. “C-3” allows for uses such as bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales, auto muffler, hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center. A portion of the property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending the Plan Amendment.

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 “Specialized Center” in the future land use component of the plan. The requested “R-4” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Specialized Center” to “Suburban Tier” to accommodate the proposed rezoning. Staff and Planning Commission recommended approval of the Plan Amendment.

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 proposed rezoning to “R-4” Residential Single-Family District will add housing options inside Loop 410.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District and “C-3” General Commercial District are not an appropriate zoning for the property and surrounding area. The adjacent properties are single-family residences and multi-family apartments that carry the “R-4” and “MF-25” base zoning districts.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed zoning change and development will offer much needed housing options on the far west side of San Antonio.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan.

West/Southwest Sector Plan Relevant Goals and Objectives:

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
- Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.
- Goal HOU-3 Housing is well maintained to help ensure the long-term viability of neighborhoods

6. Size of Tract:

The subject property is 16.520 acres, which would adequately support a development of single-family residences.

7. Other Factors:

None.