



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-7184

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 10/1/2019

**Title:** ZONING CASE Z-2019-10700203 (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1 and Lot 2, Block 2, NCB 13301 and Lot 1 and Lot 2, Block 3, NCB 13302, generally located northeast of the intersection of West Loop 410 and Pin Oak Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

**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:** 7

**SUBJECT:**

Zoning Case Z-2019-10700203

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

**Requested Zoning:** "MF-40 AHOD" Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 1, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Gelt Barcelo LLC & Smartwin Barcelo LLC

**Applicant:** Steve Wasseman

**Representative:** Pamela Scott

**Location:** Generally located northeast of the intersection of West Loop 410 and Pin Oak Drive

**Legal Description:** Lot 1 and Lot 2, Block 2, NCB 13301 and Lot 1 and Lot 2, Block 3, NCB 13302

**Total Acreage:** 30.054

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Texas Department of Transportation, Planning Department

**Property Details**

**Property History:** The property was annexed by the City of San Antonio by Ordinance 18115 on September 25, 1952. The northern portion of the property was zoned from "A" Residence District to "E" Office District by Ordinance 28206 on January 7, 1960. The southern portion of the property was zoned from "A" Residence District to "B-2" Business District by Ordinance 36172 on January 15, 1968. The property zoned "B-2" and "E" converted to "C-2" Commercial District and "O-2" High Rise Office District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-2"

**Current Land Uses:** Apartments, Vacant

**Direction:** East

**Current Base Zoning:** "UZROW"

**Current Land Uses:** Interstate 10 and 410

**Direction:** South

**Current Base Zoning:** "I-1", "C-2", "UZROW"

**Current Land Uses:** Apartments, Entertainment Retail, Interstate 410

**Direction:** West

**Current Base Zoning:** "C-2", "O-2"

**Current Land Uses:** Apartments

**Overlay and Special District Information:**

"AHOD"

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:** Pin Oak

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Oakdale

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Interstate 10

**Existing Character:** Interstate

**Proposed Changes:** None

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 95, 100, 509

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The parking minimum for a multifamily dwelling is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “C-2” accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor.

The present zoning district of “O-2” provides for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

**Proposed:** The “MF-40” Multifamily District allows multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 40 units per acre, assisted living homes, skilled nursing facilities, foster family homes, public and private schools.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Medical Center Regional Center and the Premium Transit Corridor.

**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 subject property is located within the North Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “MF-40” base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “C-2” Commercial and “O-2” High Rise Office base zonings are appropriate zonings for the surrounding area. The proposed “MF-40” is also suitable to the area and aligns the existing multi-family with the proposed zoning designation.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

U-1.3 Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.

LU-1.4 Continue programs to improve the quality of life in existing neighborhoods, using available city, county, state, and federal resources, including: enforcement of all codes, participation in neighborhood associations, housing and commercial rehabilitation programs, historic or neighborhood conservation designations and other city and county departmental actions.

**6. Size of Tract:**

The subject property is 30.054 acres, which would adequately support the existing multi-family use.

**7. Other Factors:**

The applicant is rezoning to align the zoning with the existing use of the property as multi-family.