City of San Antonio

Legislation Details (With Text)

File #:	19-8699
Type:	Zoning Case
In control:	City Council A Session
On agenda:	12/5/2019
Title:	ZONING CASE Z-2019-10700276 (Council District 2): 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 18.007 acres out of NCB 16551, located Northwest of Weichold Road and East Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600077)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2019-12-05-1014

Date	Ver.	Action By	Action	Result
12/5/2019	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2019-10700276
(Associated Plan Amendment PA-2019-11600077)

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: November 19, 2019. This case is expedited to the Council Meeting of December 5, 2019.

Case Manager: Lorianne Thennes, Planner

Property Owner: JPN, LLC

Applicant: The NRP Group, LLC

Representative: Brown & Ortiz, P.C.

Location: Northwest of Weichold Road and East Loop 1604 North

Legal Description: 18.007 acres out of NCB 16551

Total Acreage: 18.007 acres

Notices Mailed
Owners of Property within 200 feet: 6
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Randolph Air Force Base, Texas Department of Transportation

Property Details
Property History: The subject property is currently vacant. It was annexed into the city on June 24, 1974, established by Ordinance 43744. The current "C-3" zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); the "C-3" General Commercial District converted from the previous "B-3" Business District, established by Ordinance 70,527, dated November 2, 1989.

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

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "MXD" and "NP-10"
Current Land Uses: Vacant

Direction: East
Current Base Zoning: "C-2" and "C-3"
Current Land Uses: Vacant

Direction: South
Current Base Zoning: "C-2" and "C-3"
Current Land Uses: Fuel Station

Direction: West
Current Base Zoning: OCL
Current Land Uses: Cemetery, homesteads

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: East Loop 1604 North
Existing Character: Major Arterial Type A
Proposed Changes: None

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

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. Loop 1604 is a Texas Department of Transportation roadway. Texas Department of Transportation review of right of way and access is required. Plat and other associated documents (site plan, etc.) must be submitted to Texas Department of Transportation for review.

Parking Information: The minimum parking requirement for Multi-Family apartments up to 33 units per acre is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning designation of "C-3" General Commercial district is designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

Proposed: The proposed "MF-33" Multi-Family District is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 subject property is located within the IH-10 East Corridor Perimeter Plan and is currently designated as "Regional Commercial" in the future land use component of the plan. The requested "High Density Residential" base zoning district is not consistent with the future land use designation. The applicant is seeking a Plan Amendment to the "High Density Residential" land use designation. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The current "C-3 AHOD" General Commercial Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” is appropriate as a transition to the existing “C-3.” Further, it is located along a major highway, East Loop 1604 North.

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 IH -10 East Corridor Perimeter Plan:

- “[High Density Residential uses] should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses.”
- “Regional Commercial uses… are usually 20 acres or greater in size.”
- Goal 4: Improve the Corridor

6. Size of Tract:
The subject property is 18.007 acres, which could reasonably accommodate multi-family use.

7. Other Factors:
The applicant plans to construct approximately 340 multi-family dwellings.

The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.