



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3924

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/7/2020

**Title:** ZONING CASE Z-2020-10700125 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 8, Block 10, NCB 11726, located at 11110 Baltic Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z-2020-10700125

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 7, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Eduardo Quintana

**Applicant:** Eduardo Quintana

**Representative:** Eduardo Quintana

**Location:** 1110 Baltic Drive

**Legal Description:** Lot 8, Block 10, NCB 11726

**Total Acreage:** 0.4132

**Notices Mailed**

**Owners of Property within 200 feet:** 17

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115 and it was zoned "A" Single Family District. The subject property converted from "A" to "R-5" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

**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:** "R-5"

**Current Land Uses:** Elementary School

**Direction:** East

**Current Base Zoning:** "R-4" and "R-5"

**Current Land Uses:** Vacant Land, Single Family Residence

**Direction:** West

**Current Base Zoning:** "R-5", "MF-33"

**Current Land Uses:** Multi-family Residence, Single Family Residence

**Direction:** South

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multi-family Residence, Vacant Land

**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:** Baltic Drive

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** VIA bus routes are within walking distance of the subject property (Route 97, Route 602)

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

**Parking Information:** The parking minimum for a multifamily development is 1 space per unit.

**ISSUE:**

None.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not part of a Regional Center and is not within a 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 San Antonio International Airport Vicinity Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “MF-18” base zoning district is consistent with the future land use designation.

**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. The surrounding properties are zoned “MF-33”, “R-4”, and “R-5”.

**3. Suitability as Presently Zoned:**

The current “R-5” zoning is appropriate for the property and surrounding area. The proposed “MF-18” is consistent with the development in the area. Properties have gradually been rezoned and developed for multi-family, which is consistent with the desired land use plan.

**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 San Antonio International Airport Vicinity Land Use Plan:

Goal II: Encourage economic growth that enhances airport operations and surrounding development

Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 2.4 Promote transit-oriented development adjacent to nodes that may become future commuter rail, light rail, and/or bus rapid transit stations

Objective 2.5 Enhance the appearance of the Loop 410 and US 281 airport frontage to provide an aesthetically

pleasing experience for airport patrons and area residents

**6. Size of Tract:**

The subject property is 0.4132 acres, which could reasonably accommodate limited density multifamily use.

**7. Other Factors:**

The proposed “MF-18” would allow up to 7 units.