City of San Antonio

Legislation Details (With Text)

File #:	21-3062
Type:	Zoning Case
	In control: City Council A Session
On agenda:	5/6/2021
Title:	ZONING CASE Z-2021-10700036 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 13, Block 1, NCB 13868, located at 2383 Northeast Loop 410. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2021-05-06-0324

Date	Ver.	Action By	Action	Result
5/6/2021	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z-2021-10700036

SUMMARY:
Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 20, 2021. This case is expedited to the May 6, 2021 City Council hearing.

Case Manager: Justin Malone, Planner

Property Owner: HCS 410 Holding LLC

Applicant: Achieve Investment Group

Representative: Killen, Griffin & Farrimond, PLLC

Location: 2383 Northeast Loop 410

Legal Description: Lot 13, Block 1, NCB 13868

Total Acreage: 6.89

Notices Mailed
Owners of Property within 200 feet: 13
Registered Neighborhood Associations within 200 feet: Village North Neighborhood Association
Applicable Agencies: Texas Department of Transportation

Property Details
Property History: A section of the subject property was annexed into the City of San Antonio on September 24, 1952, established by Ordinance 18115 and was originally zoned Temporary "A" Single Family Residence District. The properties were then rezoned from Temporary "A" Single Family Residence District to "B-2" Business District and "B-3" Business District by Ordinance 47,280 dated October 21, 1976. Under the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the portion of the property zoned "B-2" Business District converted to "C-2" Commercial District and the portion of the property zoned "B-3" Business District converted to "C-3" General Commercial District.

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: "MF-33"
Current Land Uses: Multifamily Residential

Direction: East
Current Base Zoning: "C-2", "C-3"
Current Land Uses: Healthcare Services, Dialysis Center, County Government Office

Direction: West
Current Base Zoning: "C-2 CD", "C-3"
Current Land Uses: Recording Studio, Insurance Agency, Gas Station, Long-Term Parking of Recreational Vehicles (CD)

Direction: South
Current Base Zoning: UZROW, "R-5"
Current Land Uses: Highway, Single-Family Residential

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: Northeast Loop 410

Existing Character: Highway
Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 509

Traffic Impact: A Traffic Impact Analysis is not required. Loop 410 is a TxDOT roadway, TxDOT review and approval will be required.

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

ISSUE:
None.

ALTERNATIVES:
Current: The current "C-2" Commercial District permits community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses include liquor stores, auto and light truck oil, lube, and tune-up, auto glass tinting, tire repair (sales and installation only), gas station, appliance sales and repair, and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current "C-3" General Commercial District permits more intensive commercial uses than those located within the "NC", "C-1", or "C-2" zoning districts. "C-3" uses are typically characterized as regional shopping center, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses include bar/tavern and nightclub, auto repair, auto sales, hotel, home improvement center, and tattoo parlor. No outside storage is permitted.

Proposed: The proposed "MF-25" Low Density Multi-Family District is the designation for multi-family use with a maximum density of up to twenty-five (25) units per acre, depending on unit size. An "MF-25" 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 part of a Regional Center but is within premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 "High Density Residential" in the future land use component of the plan. The requested "MF-25"

base zoning 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 proposed changes would reduce potential impacts from "C-2" and "C-3" uses and allow for additional housing options in the area.

3. Suitability as Presently Zoned:
The current "C-2" and "C-3" zonings are appropriate for the property and surrounding area. The proposed "MF -25" is also an appropriate zoning for the surrounding area with good vehicular access and proximity to retail and employment. The proposed "MF-25" zoning is consistent with the existing "MF-33" in the area. It will also allow development of additional housing options to the surrounding area.

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 subject site is located within the boundaries of the San Antonio International Airport Vicinity Plan. The San Antonio International Airport Vicinity Plan designates the subject site as High Density Residential, which contains all residential uses, including apartments, condominiums, and assisted living facilities. High Density Residential developments are typically located along or near major arterials or collectors.

Relevant Goals and Policies of the Comprehensive Plan may include:
Goal 1: Protect the quality of life of residents including health, safety, and welfare

- Objective 1.2- Discourage developments of incompatible uses in airport environs and noise exposure contours
- Objective 1.3-Enhance quality of the environment in existing neighborhoods that are impacted by airport noise

6. Size of Tract:
The subject property is 6.89 acres, which could reasonably accommodate multifamily residential uses.

7. Other Factors:
The applicant is seeking a zoning change to allow for the renovation of the existing development for multi-family uses that shall not exceed 25 units per acre. At 6.89 acres there could potentially be development of 172 units.