



City of San Antonio

Agenda Memorandum

File Number:15-5687

Agenda Item Number: Z-2.

Agenda Date: 11/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015305

(Associated Plan Amendment 15088)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District.

Requested Zoning: "IDZ AHOD" Infill Development Airport Hazard Overlay District, with Single-Family Residential Uses, up to Fifteen (15) Units per acre.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Brockwell Investments, LLC

Applicant: Brockwell Investments, LLC

Representative: Brown and Ortiz P.C.

Location: Generally located in the 200 Block of Ridgecrest Drive at Lookover Drive

Legal Description: Lots 16-21, NCB 11879

Total Acreage: 1.369

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed on September 2, 1952. The property was originally zoned “A” Single-Family Residence District. On September 26, 1989, Ordinance #61511 rezoned all of Lot 16, the west 50 feet of Lot 21, and the west 100 feet of Lots 19 and 20 to “R-3” Multi-Family Residence District and all of Lots 17 and 18, the East 122 feet of Lots 19 and 20, and the East 5 feet of Lot 21 to “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the base zoning district for all of Lot 16, the west 50 feet of Lot 21, and the west 100 feet of Lots 19 and 20 changed to “MF-33” Multi-Family District, and Lots 1 thru 5 changed to “C-2 H” Commercial Historic District, and all of lots 17 and 18, the East 122 feet of Lots 19 and 20, and the East 5 feet of Lot 21 changed to “O-2” High-Rise Office District.

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

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: R-5, MF-33, C-2, C-1, R-4, O-2, and I-1

Current Land Uses: Apartments, Office, Parking Lots, Ballroom, and Parking Lots.

Direction: West, South

Current Base Zoning: RM-4, R-5 and C-2

Current Land Uses: Single-Family Homes, Town Homes, Church, Duplex, and Business.

Overlay and Special District Information: The subject property and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Ridgecrest Drive

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: Lookover Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: There is a VIA bus stop (route 9), located at the intersection of Broadway Street at Ridgecrest Drive, near the subject property.

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:

DWELLING - One Family (Detached): Minimum Vehicle Spaces: 1.5 per unit. Maximum Vehicle Spaces: N/A.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) 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 property is located within the San Antonio International Airport Vicinity Land Use Plan and is designated as “Medium Density Residential and Business Park”. The requested "IDZ" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “Mixed Use”. Staff and Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed zoning change to “IDZ” will provide support and encourage patterns of development that provide single-family housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure. The proposed redevelopment will preserve the neighborhood integrity and will prevent commercial encroachment. The proposed zoning changed will not have any negative effects on the future development of adjacent properties.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.369 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.