



City of San Antonio

Agenda Memorandum

File Number:16-1325

Agenda Item Number: 30.

Agenda Date: 1/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016070

(Associated Plan Amendment 16018)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD" Multi-Family Highway 151 Corridor Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: City of San Antonio (San Antonio Water System)

Applicant: Michael Wibracht (2/ 210 Developent Group, LLC)

Representative: Stephen S. Lin, P.E. (Big Red Dog Engineering)

Location: Southwest corner of Richland Hills Drive and Ingram Road

Legal Description: 5.540 acres of land out of NCB 15329

Total Acreage: 5.540

Notices Mailed

Owners of Property within 200 feet: 12

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 May 12, 1986 (Ordinance # 62547). According to available records, the property was originally zoned Temporary "R-1" Single Family Residence based on the 1965 zoning districts. On September 25, 1986, the subject property was rezoned from "R-1" to "I-1" Light Industrial District (Ordinance # 63738). Upon the adoption of the 2001 Unified Development Code, "I-1" base zoning has been converted to "I-1" General Industrial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, C-3

Current Land Uses: Post Office, Vacant Lot

Direction: East

Current Base Zoning: C-3NA, I-1, I-1 GC-2

Current Land Uses: Warehousing, Offices

Direction: South

Current Base Zoning: C-3 GC-2

Current Land Uses: Slick Ranch Creek, Vacant Lot

Direction: West

Current Base Zoning: I-1 GC-2

Current Land Uses: Vacant Lot

Overlay and Special District Information: 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.

The Highway 151 Gateway Corridor District (GC-2) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Ingram Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Richland Hills Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is no VIA Bus Route located near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed

development does not exceed the threshold requirements.

Parking Information:

Dwelling - Multi-Family (40 units per acre). Minimum Vehicle Spaces: 1.5 per 1unit. Maximum Vehicle Spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “I-1” and “I-1 GC-2” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 West/Southwest Sector Plan and is designated as Regional Center. The requested zoning “MF-40” is not permitted under the current land use designation. The applicant has requested an associated plan amendment to Mixed Use Center. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is appropriate for the subject property, however, the property currently sits vacant and the requested “MF-40” is also a suitable zoning. Under the current Regional Center land use, multi-family uses are permitted up to 33 units per acre. There are currently other multi-family developments within close proximity to the subject property. Under the Mixed Use Center land use designation, mid-high rise condominium buildings and apartment complexes with up to 40 units per acre are allowed. The applicant has requested a plan amendment to Mixed Use Center to allow for higher density multi-family.

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. The zoning request fulfills the goals and strategies of the North Sector Plan, by integrating mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

6. Size of Tract:

The subject property is 5.540 acres in size, which accommodates the proposed development for the requested MF-40 zoning.

7. Other Factors:

None.