



City of San Antonio

Agenda Memorandum

File Number:16-1652

Agenda Item Number: Z-24.

Agenda Date: 2/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016063

SUMMARY:

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

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 2, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Oak Hill Country Club c/o Scott O'Biren

Applicant: Oak Hill Country Club c/o Scott O'Biren

Representative: Patrick W Christensen

Location: 7700 Block of Louis Pasteur Drive

Legal Description: 13.60 acres out of NCB 11619 and 12812

Total Acreage: 13.60

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None.

Property Details

Property History: According to available records the subject property was annexed in 1972 and was originally zoned from Temporary "A" Single-Family Residence district to "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District. The subject property was developed as part of the Oak Hill Country Club but as open space. It is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: Northeast

Current Base Zoning: C-1, C-2

Current Land Uses: Vacant, Parking Lot

Direction: Southeast

Current Base Zoning: MF-33, R-5

Current Land Uses: Country Club

Direction: Southwest

Current Base Zoning: C-2

Current Land Uses: Apartments

Direction: Northwest

Current Base Zoning: C-2, C-1, O-2

Current Land Uses: Medical Offices, Pharmacy, Bank

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.

Transportation

Thoroughfare: Louis Pasteur Drive

Existing Character: Collector; two lanes each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: There are several VIA routes nearby the subject property. VIA route 520, 600, and 603 which operates along Louis Pasteur Drive.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Multifamily with a density of 33 units per acre.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

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 (8-0) 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 North Sector Plan and is currently designated as Regional Center in the land use component of the plan. The requested “MF-33” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “R-5” base zoning district is not appropriate for the subject property. It does not implement density the North Sector Plan encourages in the Regional Center future land use designation.

4. Health, Safety and Welfare:

Staff has not found any likely effects on the public health, safety, or welfare

5. Public Policy:

The request does not appear to conflict with any public policy objective. The North Sector Plan Regional Center future land use designation encourages high density dwellings.

6. Size of Tract:

The 13.60 acre site is sufficient size to accommodate the proposed development.

7. Other Factors:

None.