



City of San Antonio

Agenda Memorandum

File Number:16-2597

Agenda Item Number: 7.

Agenda Date: 4/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016113

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Wells Fargo Bank, N.A. c/o Marc Curtis

Applicant: Chris Harnass

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

Location: 10200 Block of West Military Drive at the intersections of North Ellison Drive and Escala Parkway

Legal Description: Lot 6, Block 6, NCB 17640

Total Acreage: 17.421

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 in 1989 and original zoned Temporary “R-1” Single-Family Residence District. In 1989 subject property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3” General Commercial District. In 2005 a portion of the subject property was rezoned to “C-3 GC-2” General Commercial 151 Gateway Corridor District. The subject property was platted in 1989 (volume 9518, page 89 of the Deed and Plat Records of Bexar County, Texas). The subject property is vacant and undeveloped.

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: C-3

Current Land Uses: Vacant

Direction: South

Current Base Zoning: R-4, MF-25

Current Land Uses: Single-Family, Apartment

Direction: West

Current Base Zoning: ED

Current Land Uses: Vacant

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: Hwy 151

Existing Character: Expressway; two lanes each direction median divided with two lanes on direction access road on both sides.

Proposed Changes: None known

Thoroughfare: W. Military Drive, N. Ellison Drive

Existing Character: Secondary Arterial, Type A; two lanes each direction divided roadway with median and control turn lanes

Proposed Changes: None known

Thoroughfare: Dugas

Existing Character: Local, Type A; one lane each direction with sidewalks on both sides.

Proposed Changes: None known.

Public Transit: The nearest VIA bus line to the subject property is the 64 which operate along Military Drive West.

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 Multi-Family Residential.

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 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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The proposed “MF-25” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change request.

3. Suitability as Presently Zoned:

Both the existing “C-3” base zoning district and the proposed “MF-25” zoning district is appropriate for the subject property.

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 17.421 acres in size, which is sufficient to accommodate the proposed Multi-Family subdivision development and parking requirements.

7. Other Factors:

None.