



City of San Antonio

Agenda Memorandum

File Number:16-2899

Agenda Item Number: 5.

Agenda Date: 5/3/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016131

SUMMARY:

Current Zoning: "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2016

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: MVSA TX Holdings LLC; Legacy Striker MV Ltd.; Commodore Ventures, LLC; MV Potranco LLC

Applicant: Pape Dawson Engineers, Inc. c/o Matt Johnson, P. E.

Representative: Pape Dawson Engineers, Inc. c/o Matt Johnson, P. E.

Location: Generally located at the intersection of Highway 151 and Ingram Road

Legal Description: Approximately 202.00 acres out of NCB 19127, NCB 15329 and NCB 15849

Total Acreage: Approximately 202.00 acres

Notices Mailed

Owners of Property within 200 feet: 154
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: These lands were annexed into the city in phases, the first annexation occurring in December of 1984, followed by additional annexations in May of 1986 and December of 1989. The previous zoning of C-3 and I-1 zoning districts were applied in March of 1990 (Ordinance #71278) and the overlay district (GC-2) was applied to those portions of the property within 1,000 feet of the Highway 151 right-of-way in April of 2005. The property was rezoned to the base zoning district of MPCD on January 4, 2007. The northwest corner of Highway 151 and Loop 410, is rapidly transitioning into a regional power center.

Topography: The property contains drainage easements and slight slope over portions of the property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Commercial Uses

Direction: South

Current Base Zoning: R-5, C-2, C-3, I-1

Current Land Uses: Residential and Commercial Uses

Direction: East

Current Base Zoning: C-3

Current Land Uses: Commercial Uses

Direction: West

Current Base Zoning: R-4, R-5, C-3

Current Land Uses: Residential and Commercial Uses

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 subject property and all surrounding properties, carry the "Gateway Corridor" (GC-2) Highway 151 Overlay District which provides site development standards for properties within 1,000 feet of Highway 151. 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: Highway 151

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Ingram Road and Hunt Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Potranco Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: The nearest VIA bus route is # 618 and the nearest stop is located at Lakeside Parkway and Ingram Road.

Traffic Impact: The traffic impacts have been assessed with the previous rezoning case of Z2007009. A Traffic Impact Assessment was completed and found that a Traffic Impact Report will be required at the time of building.

Parking Information: Parking requirements will be determined at the time of building permitting for each of the proposed uses on the site plan.

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 property is located within the West/Southwest Sector Plan and is designated as General Urban Tier in the future land use component of the Plan. Master Planned Community District is a special district which is evaluated on case by case basis. The uses were previously approved in 2007. The amendment to the site plan decreases the intensity of the uses and is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The proposed uses appear to be compatible with the surrounding land uses and overall character of the area. The proposed development is located near a freeway and major roadways and has adequate

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

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

6. Size of Tract:

The subject property measures approximately 202.00 acres, which is sufficient to accommodate the proposed development with adequate space for parking.

7. Other Factors:

The applicant requests a major amendment to the current MPCD. Several commercial and residential uses will be sited on slightly smaller or larger areas of land within the existing MPCD areas. The changes result from right-of way requirements and the natural topography of the land that make such changes necessary. Staff has reviewed the new amended site plan and recommends approval of the proposed changes.