



# City of San Antonio

## Agenda Memorandum

**File Number:**16-3126

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**Agenda Item Number:** 11.

**Agenda Date:** 5/17/2016

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z2016148

**SUMMARY:**

**Current Zoning:** "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District on 8.431 acres and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres.

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 17, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** J.M. Assets, LP

**Applicant:** Albert Rubio, P.E.

**Representative:** Ken Leonard

**Location:** 6400 Block of W. Military Drive

**Legal Description:** 23.183 acres out of CB 15602

**Total Acreage:** 23.183

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland Notification Area

**Property Details**

**Property History:** The subject property was annexed in 1985 and original zoned Temporary “R-1” Single-Family Residence District and then in 1986 rezoned to “B-2” Business District and “B3R” Restricted Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-2” Commercial District and “C-3R” General Commercial Restrictive Alcohol Sales District. The subject property is vacant and undeveloped. 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 flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North, East

**Current Base Zoning:** C-3NA, C-3NA, C-3NA, O-2, C-2,

**Current Land Uses:** Vacant, Family Services, Children Advocate Center, Hotel, 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.

**Transportation**

**Thoroughfare:** West Military Drive

**Existing Character:** Primary Arterial. Type A; three lanes each direction with center turn lane

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus route to the subject property is the 551, 614 and 619 which operates along West Military Drive.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

**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 and General Commercial. The General Commercial land use does not reference a building type therefore parking requirement can't be assessed. The following requirements are for 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 Mixed Use in the future land use component of the plan. The proposed “MF-40” and “C-3” 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-2” base zoning district, and “C-3” base zoning district are suitable as presently zoned.

**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 proposed development is consistent with the West/Southwest Sector Plan land use pattern.

**6. Size of Tract:**

The subject property measures a 23.183 acre tract and is sufficient to accommodate the proposed development and parking requirements.

**7. Other Factors:**

The subject property is located within the Lackland Notification Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio (JBSA) and the City of San Antonio, the Military was notified of the request.