



City of San Antonio

Agenda Memorandum

File Number:16-3994

Agenda Item Number: Z-13.

Agenda Date: 8/4/2016

In Control: City Council A Session

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-2 AHOD" Commercial Airport Hazard Overlay District on 4.891 acres out of NCB 15602 and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 3.540 acres out of NCB 15602 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of NCB 15602

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 5, 2016. This case is continued from the May 17, 2016, and June 7, 2016 hearings.

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 NCB 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 “B-3 R” 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 and Zoning Commission (10-0) 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 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.