



City of San Antonio

Agenda Memorandum

File Number: 16-6135

Agenda Item Number: Z-13.

Agenda Date: 1/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017007

(Associated Plan Amendment 17003)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 6, 2016

Case Manager: Erica Greene, Planner

Property Owner: Alejandro De La Cruz Gonzalez Trejo

Applicant: Pedcor Investments, LLC

Representative: Brown & Ortiz

Location: 7615 Bandera Road

Legal Description: 33.127 acres out of NCB 18559

Total Acreage: 33.127

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1987, following the adoption of Ordinance 66020 and was previously zoned "Temp R-1". The property was rezoned to "I-1" following the adoption of Ordinance 66445, dated January 21, 1988. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

Topography: A small portion of the property, on the far west edge, is located within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Vacant, Leon Creek

Direction: West

Current Base Zoning: I-1

Current Land Uses: Vacant, Leon Creek

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant, Grady's Party House, & Vehicle Storage Facility

Direction: East

Current Base Zoning: C-3, C-2

Current Land Uses: Paint Store, Parking Lot, Auto Parts Store, 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: Bandera Road

Existing Character: Major Arterial Road

Proposed Changes: None

Public Transit: VIA bus route #88 is within walking distance of the subject property.

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: Dwelling: Multi-Family (18 units maximum) requires a minimum of 1.5 parking spaces per unit and a maximum of 2 parking spaces per unit

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "I-1 AHOD" General Industrial

Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval (8-0).

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 Northwest Community Plan, and is currently designated as Mixed Use and Parks/Open Space in the future land use component of the plan. The requested “MF-18” Limited Density Multi-Family base zoning district is consistent with the Mixed Use land category but is not consistent with the future land use designation of Parks/Open Space. The applicant has requested a Plan Amendment to change the land use from Mixed Use and Parks/Open Space to Mixed Use to have consistent land use category across the entire property. Staff recommends approval. Planning Commission consideration is scheduled for December 14, 2016.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “I-1” base zoning districts is not appropriate for the subject property’s location and is not consistent with the current land use designation. The requested zoning district of “MF-18” is appropriate for the subject property’s location.

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 rezoning request does not appear to conflict with land use goals and strategies of the Northwest Community Plan as it encourages new housing development that is compatible with the community’s character.

6. Size of Tract:

The subject property totals 33.127 acres in size, which should reasonably accommodate the uses permitted in “MF-18” Limited Density Multi-Family District.

7. Other Factors:

The applicant proposes multi-family housing on the subject property. The surrounding properties include a mixture of commercial uses that will blend well with the proposed residential uses. The request to rezone the subject property will make the land uses more compatible with one another.