



# City of San Antonio

## Agenda Memorandum

**File Number:**18-1752

---

**Agenda Item Number:** Z-31.

**Agenda Date:** 2/15/2018

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2017144

(Associated Plan Amendment 17047)

**SUMMARY:**

**Current Zoning:** "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

**Requested Zoning:** "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 14 feet

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 5, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Dos Amigos

**Applicant:** Ramiro Valadez, III

**Representative:** Brown & Ortiz (James McKnight)

**Location:** 4130 through 4150 Swans Landing

**Legal Description:** Lots 45-50, Block 1, NCB 14149

**Total Acreage:** 2.3 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Greater Marymount Area Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject property was annexed into the City Limits on September 24, 1964 and was previously zoned "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High Rise Office District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2

**Current Land Uses:** Commercial

**Direction:** East

**Current Base Zoning:** O-2

**Current Land Uses:** Offices

**Direction:** South

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family Residential

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Vacant Lot

**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:** Perrin Beitel

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Swans Landing

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus route is #14 and is within walking distance of the subject property to the East.

**Traffic Impact:** A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Parking requirements are determined by use. Residential use requires a minimum of one parking space per unit and a maximum of 2 parking spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:** Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “O-2” High-Rise Office District provides for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within ½ mile of the Perrin Beitel corridor, a proposed future rapid transit corridor, and adjacent to the NE Loop 410/IH-35 Regional Center as outline in the SA Tomorrow Comprehensive Plan.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

**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 San Antonio International Airport Vicinity Land Use Plan and is designated “Low Density Residential”. The requested zoning is no consistent with the current land use designation. The applicant has submitted a plan amendment to “Medium Density Residential”. Staff recommends approval. The Planning Commission recommendation is pending the December 13, 2017 hearing.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is currently zoned “O-2” High-Rise Office District and is an inappropriate use for the vacant property, as the Perrin Beitel corridor is struggling to sustain commercial uses. However, the proposal to rezone the property to allow the development of residential uses is consistent with the goals of preserving neighborhood integrity.

**3. Suitability as Presently Zoned:**

The current “O-2” base zoning district is inappropriate for the surrounding area. The proposal to rezone the property to allow the development for residential uses is consistent with the goals and policies of the SA Tomorrow Comprehensive Plan.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

Staff finds that the request is not contrary to any stated public policy objective.

**6. Size of Tract:**

The 2.3 acre tract is of sufficient size for the proposed “PUD” Planned Unit Development.

**7. Other Factors:**

The surrounding area possesses a mix of low-density residential, high-density residential, and commercial future land use classifications, as well as a limited quantity of parks/open space. The subject property is situated on the periphery of a single-family residential neighborhood and is directly across the street from a proposed parks & open space bond project (Perrin Homestead). These factors, in addition to its location near a future high capacity transit corridor, make the subject property suitable for limited density residential use.

Additionally, the applicant is requesting a reduced perimeter setback of 14 feet. The standard setback requirement is 20 feet.