



City of San Antonio

Agenda Memorandum

File Number:18-3561

Agenda Item Number: 12.

Agenda Date: 6/5/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018193

(Associated Plan Amendment 18059)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 6, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: GCC Rayo Investors LP

Applicant: Kahlig Properties

Representative: Brown & Ortiz

Location: 9215 Lorene Street

Legal Description: 0.462 acres out of NCB 11714

Total Acreage: 0.462

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the City of San Antonio and zoned "A" Residence District by Ordinance 18115, dated September 25, 1952. The property was rezoned from "A" to "R-3" Multiple-Family Residence District by Ordinance 35032, dated December 15, 1966. The property converted from "R-3" to the current "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Apartment Complex

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Motor Vehicle Sales

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Motor Vehicle Sales

Direction: West

Current Base Zoning: "C-2", "MF-33"

Current Land Uses: Motor Vehicle Sales, Apartment Complex

Overlay and Special District Information:

"AHOD"

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: Lorene Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Lockhill-Selma Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus route 2 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:

The minimum parking required for Motor Vehicle Sales is 1 parking space per 500 sf GFA of sales and service

building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “MF-33” which permits multi-family dwellings, single-family dwellings (detached, attached or townhouses), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Greater Airport Area Regional Center and also within a ½ of a mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending the 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 North Sector Plan and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the future land use designation. The applicant is requesting a land use amendment from “High Density Residential” to “Regional Commercial” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

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 proposed rezoning is consistent with the base zoning of the area.

3. Suitability as Presently Zoned:

The current “MF-33” Multi-Family District is appropriate for the surrounding area. The requested “C-3” is also appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The expansion of the Motor Vehicle Sales business to the south should not have adverse effects on public health, safety or welfare.

5. Public Policy:

The proposed rezoning from “MF-33” to “C-3” is requested in order to permit the expansion of North Park Lexus located to the south of the property. The proposed rezoning is in agreement with the goals and objectives of the San Antonio International Airport Vicinity Plan and the current development of the area.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Plan include:

- Goal II: Encourage economic growth that enhances airport operations and surrounding development
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning
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6. Size of Tract:

The subject property is 0.462 of an acre, which should reasonably accommodate an expansion of the existing Motor Vehicle Sales to the south of the property.

7. Other Factors:

None.