



City of San Antonio

Agenda Memorandum

File Number:18-4244

Agenda Item Number: Z-25.

Agenda Date: 8/2/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018222

SUMMARY:

Current Zoning: "FBZ AHOD" Form Based Zone Airport Hazard Overlay District

Requested Zoning: "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 33.236 acres out of NCB 18087 and CB 4286 and "C-2 AHOD" Commercial Airport Hazard Overlay District on 5.992 acres out of NCB 18087 and CB 4286

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 12, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: SONRISA MANAGEMENT LLC

Applicant: Amy E. Stieren

Representative: Brown & Ortiz, P.C.

Location: 13527 S.W. Loop 410

Legal Description: 39.228 acres out of NCB 18087 and CB 4286

Total Acreage: 39.228

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1985. Ordinance 2007-12-06-1278 rezoned the property from “UD” Urban Development and “MI-1” Mixed Light Industrial to the current “FBZ” Form Base Zone District. Ordinance 2016-11-03-0869 rezoned the remaining portion of the property from “FBZ” and “MI-1” to “R-5” Residential Single-Family 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: R.O.W.

Current Land Uses: SW Loop 410

Direction: East

Current Base Zoning: UD, FBZD, C-2

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: R-5

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: R-20, C-2CD, C-2, I-1

Current Land Uses: Single-Family Residences, Hill Country Distribution Center

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: SW Loop 410

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: South Zarzamora

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: There are no VIA routes 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: Multi-Family Minimum Vehicle Spaces: 1.5 spaces per unit. Retail Minimum Vehicle Spaces: 1 per 300 GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero lot line dwelling, with a maximum density of 25 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools are allowed in “MF-25”.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is adjacent to the Zarzamora Premium transit Corridor.

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 property is located within the Heritage South Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “MF-25” Multi-Family and “C-2” Commercial base zoning districts are consistent with the future land use designation.

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 applicant proposes a Multi-Family development, with commercial uses. The surrounding area is largely vacant, and this would provide different housing options, and services to the area.

3. Suitability as Presently Zoned:

The current “FBZ” base zoning district is not appropriate for the subject property’s location. “FBZ” is a special district that uses transects to encourage pedestrian friendly mixed use communities. Commercial and multi-family uses are located along SW Loop 410 and are appropriate buffers from the freeway, to single-family residences.

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 any public policy objective.

6. Size of Tract:

The subject property totals 39.228 acres in size, which reasonably accommodates the uses permitted in “MF-25” Multi-Family District and “C-2” Commercial District.

7. Other Factors:

None.