



City of San Antonio

Agenda Memorandum

File Number:19-8118

Agenda Item Number: 7.

Agenda Date: 11/5/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2019-10700203

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "MF-40 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2019. This case is continued from the October 1, 2019 zoning hearing.

Case Manager: Michael Pepe, Planner

Property Owner: Gelt Barcelo LLC & Smartwin Barcelo LLC

Applicant: Steve Wasseman

Representative: Pamela Scott

Location: Generally located northeast of the intersection of West Loop 410 and Pin Oak Drive

Legal Description: Lot 1 and Lot 2, Block 2, NCB 13301 and Lot 1 and Lot 2, Block 3, NCB 13302

Total Acreage: 30.054

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation, Planning Department

Property Details

Property History: The property was annexed by the City of San Antonio by Ordinance 18115 on September 25, 1952. The northern portion of the property was zoned from "A" Residence District to "E" Office District by Ordinance 28206 on January 7, 1960. The southern portion of the property was zoned from "A" Residence District to "B-2" Business District by Ordinance 36172 on January 15, 1968. The property zoned "B-2" and "E" converted to "C-2" Commercial District and "O-2" High Rise Office District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Apartments, Vacant

Direction: East

Current Base Zoning: "UZROW"

Current Land Uses: Interstate 10 and 410

Direction: South

Current Base Zoning: "I-1", "C-2", "UZROW"

Current Land Uses: Apartments, Entertainment Retail, Interstate 410

Direction: West

Current Base Zoning: "C-2", "O-2"

Current Land Uses: Apartments

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: Pin Oak

Existing Character: Local

Proposed Changes: None

Thoroughfare: Oakdale

Existing Character: Local

Proposed Changes: None

Thoroughfare: Interstate 10

Existing Character: Interstate

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 95, 100, 509

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking minimum for a multifamily dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “C-2” accommodates 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.

The present zoning district of “O-2” 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.

Proposed: The “MF-40” Multifamily District allows multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 40 units per acre, assisted living homes, skilled nursing facilities, foster family homes, public and private schools.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Medical Center Regional Center and the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 North Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “MF-40” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “C-2” Commercial and “O-2” High Rise Office base zonings are appropriate zonings for the surrounding area. The proposed “MF-40” is also suitable to the area and aligns the existing multi-family with the proposed zoning designation.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

U-1.3 Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.

LU-1.4 Continue programs to improve the quality of life in existing neighborhoods, using available city, county, state, and federal resources, including: enforcement of all codes, participation in neighborhood associations, housing and commercial rehabilitation programs, historic or neighborhood conservation designations and other city and county departmental actions.

6. Size of Tract:

The subject property is 30.054 acres, which adequately supports the existing multi-family use.

7. Other Factors:

The applicant is rezoning to align the zoning with the existing use of the property as multi-family. The apartments were originally constructed in 1972 and 1976, likely under a “B-2” or “E” District which converted to “C-2” and allowed multi-family development.