



City of San Antonio

Agenda Memorandum

File Number:20-2497

Agenda Item Number: 17.

Agenda Date: 3/17/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2020-10700034

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 17, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Universal Development Properties

Applicant: Bradford McMurray

Representative: Bradford McMurray

Location: 8623 Perrin Beitel and 2611 Northeast Loop 410

Legal Description: Lot 21 and the west 251.3 feet of Lot 22, NCB 12116

Total Acreage: 6.25 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Village North II/Village North Neighborhood Association

Applicable Agencies: Texas Department of Transportation, Planning Department

Property Details

Property History: The northern portion of the subject property was annexed into the city by Ordinance 32611, dated September 24, 1964 and the southern portion of the property was annexed into the city by Ordinance 18115, dated September 25, 1952. The eastern portion was originally zoned Temporary "A" Single Family Residential District, and the rest of the subject property was originally zoned "A" Single Family Residential District. The eastern portion of the property was rezoned from Temporary "A" district to "B-3" Business District by Ordinance 46788, dated June 17, 1976. The remaining portion of the property was rezoned from "A" to "B-3" Business District by Ordinance 42205, dated May 10, 1973. The previous "B-3" district converted to the current "C-3" General Commercial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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: "R-5"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Restaurants, Auto Zone, various retail uses

Direction: South

Current Base Zoning: "UZROW"

Current Land Uses: Loop 410 NE

Direction: West

Current Base Zoning: "C-2" and "C-3"

Current Land Uses: Vacant, elementary school, 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: Northeast Loop 410

Existing Character: Freeway

Proposed Changes: None

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

Routes: 14, 509, 552

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 requirement for multi-family dwellings is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-3” General Commercial permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

Proposed: The proposed “MF-18” Multi-Family District may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-18" district may be used as a transition between a single-family and higher intensity uses.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but is within a 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Mixed Use.” The requested "MF-18" is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “MF-18” is compatible and acts as a transition to the existing “R-5” to the north. Less of the “C-3” zoning in the area minimizes the opportunity for intense commercial development in the area.

3. Suitability as Presently Zoned:

The current "C-3 AHOD" General Commercial Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. However, “C-3” is not intended to abut residential. The proposed “MF-18” is a downzone of some of the “C-3” in the area.

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 appears to conflict with the following goals, principles, and objectives of the San

Antonio International Airport Vicinity Land Use Plan:

Goal II- Encourage economic growth that enhances airport operations and development

Objective 2.1- Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Objective 2.3- Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

6. Size of Tract:

The subject property is 6.25 acres, which could reasonably accommodate multi-family apartments.

7. Other Factors:

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.