



City of San Antonio

Agenda Memorandum

File Number:21-1006

Agenda Item Number: 17.

Agenda Date: 1/19/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2020-10700282

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2021

Case Manager: Justin Malone, Planner

Property Owner: HO-SHANG Family Trust

Applicant: Alexi Murguia Tchetchoulina

Representative: Patrick Christensen

Location: 8210 Pinebrook Drive

Legal Description: 4.0145 acres out of NCB 13405

Total Acreage: 4.0145

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952 established by Ordinance 18115 and was originally zoned “R-6” Townhouse Residence District. The subject property was rezoned from “R-6” Townhouse Residence District to “O-1” Office District by Ordinance 58,095 dated January 5, 1984. The subject property was rezoned from “O-1” Office District to “P-1 (R-5)” Planned Unit Development Single Family Residence District by Ordinance 81,163 dated November 10, 1994. The subject property was then rezoned from “P-1 (R-5)” Planned Unit Development Single Family Residence District to “O-1” Office District by Ordinance 91257 dated February 10, 2000. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001 the property converted from “O-1” Office District to “O-2” High Rise Office District.

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: “O-2”, “C-2”, “R-5

Current Land Uses: Healthcare Facility, Single Family Residential

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Multifamily Residential

Direction: South

Current Base Zoning: “C-2”, “C-3”, “O-2”

Current Land Uses: Church, Funeral Home, Office Park

Overlay and Special District Information:

None

Transportation

Thoroughfare: Pinebrook Drive

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property (Route 602)

Traffic Impact: At time of platting, turn lanes may be required at access of Pinebrook Drive due to limited sight distance (horizontal and vertical). To be determined based on sight distance review at time of platting.

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

ISSUE:

None.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and 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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “MF-18” base zoning districts 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” Limited Density Multi-Family is an appropriate transition between the existing “C-3” General Commercial District and “R-5” Residential Single-Family District.

3. Suitability as Presently Zoned:

The current “O-2” High Rise Office zoning is appropriate for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family is a low-density residential option that acts as a transition to the existing commercial and residential. It is also suitable near a busy corridor like Interstate 10 and provides an alternative housing option 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 subject property is within the North Sector Plan, and the property falls within the Southwest Quadrant of the plan. It is currently zoned O-2 AHOD with a Suburban Tier land use designation. The applicant’s request is to change the current zoning from O-2 AHOD to MF-18 AHOD.

Areas surrounding the subject property are zoned mainly MF-33 & C-2 to the west, R-5 to the north and east, and C-3 & C-2 to the south. Surrounding land uses include small business park, single family residential, multi-family residential, and a place of worship. The proposed zoning change is consistent with existing land use patterns in the area.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Relevant goals and strategies of the North Sector Plan:

Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved, and the local economy remains viable.

- Strategies: LU-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.

Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

- Strategies: HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

6. Size of Tract:

The subject property is 4.0145 acres, which could reasonably accommodate limited density multifamily use.

7. Other Factors:

Per the current acreage at 18 units per acre there is a potential for 72 units, which is what the applicant intends to develop.