



City of San Antonio

Agenda Memorandum

File Number:15-5392

Agenda Item Number: Z-24.

Agenda Date: 11/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2015284
(Associated Plan Amendment 15081)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: PC Lincoln Quarry, LLC

Applicant: PC Lincoln Quarry, LLC

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: 7701 Broadway Street

Legal Description: Lot 35 NCB 11928 and 0.516 acres of land out of Lot 32 NCB 11928

Total Acreage: 1.723

Notices Mailed

Owners of Property within 200 feet: 158

Registered Neighborhood Associations within 200 feet: Oak Park-Norwood Neighborhood and 7600 Broadway Condominium Owners Association

Planning Team: None

Applicable Agencies: Aviation Department

Property Details

Property History: The property was originally annexed in 1952 and classified “A” Residence District. On July 8, 1964 Lots 2A and 2C were replatted to form Lot 31 and 32. On August 6, 1964, (Ordinance #32639), Lot 31 and Lot 32 was rezoned from “A” Residence District to “D” Apartment District. On September 21, 1967 (Ordinance 35769), Lot 35 was rezoned from “A” Residential District to “R-3” Multi-Family Residence District. On May 2, 1968 (Ordinance 36467) the eastern 87.5 feet of Lot 35 was rezoned from “R-3” to “O-1” Office District and the western 87.5 feet of Lot 35 was rezoned from “R-3” to “B-2” Business District. On July 18, 1968 (Ordinance 36657) the remaining portion of Lot 35 was rezoned from “D” and “R-3” Multi-Family District to “B-2” Business District. Upon the adoption of the 2001 United Development Code, “D” Apartment District converted to “MF-33” Multi-Family District; O-1 Office converted to O-2 Office High Rise and “B-2” Business District to “C-2” Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, C-2

Current Land Uses: Multi-Family residences and Commercial Uses

Direction: East

Current Base Zoning: C-2, C-1, O2

Current Land Uses: Multi-Family Residences, Office/Retail Center, and Office Building

Direction: South

Current Base Zoning: C-2 and C-3

Current Land Uses: Vacant, Parking Lot, Retail Center, and Multi-Family residences

Direction: West

Current Base Zoning: MF-33, R-5, C-2

Current Land Uses: Multi-Family Residencies, Convent, and Commercial Use

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: Broadway Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Nottingham Drive

Existing Character: Local Street

Proposed Changes: None known.

Thoroughfare: Basse Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Lorenz Road

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop along side of the subject property on Nottingham and Broadway Street. Routes 209 and 9 service the area.

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 applicant is not proposing any changes to the current existing uses on the property. The building is currently use as a commercial building and houses several offices and two small restaurants.

Office: Minimum Parking: 1 space per 300 square feet of GFA

Maximum Parking: 1 space per 140 square feet of GFA

Restaurant: Minimum Parking: 1 space per 100 square feet of GFA

Maximum Parking: 1 space per 400 square feet of GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) recommend Approval, pending Plan Amendment.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as High Density Residential and Community Commercial in the future land use component of the Plan. The applicant requests this zoning change in order to bring the existing commercial development and the associated parking lot into compliance with applicable zoning regulations. The applicant has applied for a plan amendment to change the adopted land use to Community Commercial on the entire parcel. Staff and Planning Commission recommended approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. The requested zoning and uses

are consistent and compatible with the already-existing surrounding area.

3. Suitability as Presently Zoned:

The existing split zoning is not appropriate for the subject property and has a negative effect on the development of the subject property. The commercially zoned portion of this property is well suited for commercial development, as it abuts intense commercial zoning and uses to the north, south and east. The subject property location along a major arterial makes it appropriate for intense commercial uses that are permitted in the current "C-2" Commercial zoning.

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 requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 1.723 acres in size.

7. Other Factors: None