



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2155

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 3/6/2018

**Title:** ZONING CASE # Z2018097 S (Council District 7): A request for a change in zoning from "R-5 NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "R-5 S NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization to allow a Wireless Communications Tower on 0.2194 acres out of NCB 11491, generally located in the 5800 Block of Ingram Road. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2018097 S

**SUMMARY:**

**Current Zoning:** "R-5 NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "R-5 S NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization to allow a Wireless Communications Tower

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 6, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Hana Harkavy Ross Supplemental Needs Trust

**Applicant:** Peter Ross

**Representative:** Brown & Ortiz, P.C.

**Location:** Generally located in the 5800 Block of Ingram Road

**Legal Description:** 0.2194 acres out of NCB 11491

**Total Acreage:** 0.2194

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** Ingram Hills Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was zoned "A" Single-Family District by Ordinance 24, 195. Upon the adoption of the Unified Development Code, the previous "A" converted to the current "R-5" Residential Single Family District. The Ingram Hills Neighborhood Conservation District was established by Ordinance 99689 in 2004.

**Topography:** A portion of the property is within the 100 year floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-5, and UZROW

**Current Land Uses:** Vacant Lot, Drainage R.O.W

**Direction:** East

**Current Base Zoning:** MH

**Current Land Uses:** Vacant Lot, Drainage R.O.W

**Direction:** South

**Current Base Zoning:** MF-33, R-5

**Current Land Uses:** Church

**Direction:** West

**Current Base Zoning:** MF-33

**Current Land Uses:** Apartments

**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.

The Ingram Hills Neighborhood Conservation District (NCD-3) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

**Transportation**

**Thoroughfare:** Ingram Road

**Existing Character:** Minor Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA routes 90 and 289 are caddy corner from 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:** N/A

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools are allowed within the “R-5” district.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or a Premium Transit Corridor.

**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 property is located within the Ingram Hills Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-5” Residential Single-Family base zoning district is 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 to put a Telecommunications Tower on site. The subject property will not negatively impact the adjacent residential uses, because the subject property is located close to Zarzamora Creek, which puts a lot of the vacant properties in the flood plain and undevelopable or difficult to develop. The Telecommunications Tower will not drastically alter the character of the area.

**3. Suitability as Presently Zoned:**

The current “R-5” base zoning district is appropriate for the subject property’s location. The base zoning will not change with the request.

**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 0.2194 acres in size, which reasonably accommodates the uses permitted in “R-5” Residential Single-Family District for the specific use.

**7. Other Factors:**

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.