



City of San Antonio

Legislation Details (With Text)

File #: 20-3596
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/16/2020
Title: ZONING CASE Z-2020-10700102 (Council District 10): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-25B and Lot P-25C, NCB 17365, located at 3948 Jung Road. Staff recommends Approval. (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department).
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z-2019-10700102

SUMMARY:
Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "R-5 AHOD" Residential Single-Family Lackland Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 16, 2020

Case Manager: Justin Malone, Planner

Property Owner: Kathrine Zettner

Applicant: Marcus Moreno

Representative: Marcus Moreno

Location: 3948 Jung Road

Legal Description: Lot P-25B and Lot P-25C, NCB 17365

Total Acreage: 16.946

Notices Mailed

Owners of Property within 200 feet: 50

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 83132, dated December 31, 1995 and zoned "R-A" Residence-Agriculture district. The subject property converted from "R-A" to "NP-10" Neighborhood Preservation District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

Topography: The property does not include any abnormal physical features such as slope but has incursion in a flood plain on the southern portion.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "R-4" and "R-6"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "C-1" and "R-5"

Current Land Uses: Vacant Land

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: Jung Road

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: TIA determination cannot be made at this time.

Parking Information: The minimum parking requirement for single-family dwellings is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “NP-10” is part of a series of preservation districts that are designed to protect properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 and existing platted subdivisions which are substantially developed with single-family detached dwelling units. It is the policy of the city that these districts will be applied only to properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 or platted subdivisions which are recorded as of the effective date of this chapter, in order to prevent such subdivisions from being further subdivided in a manner in order to avoid congestion in the streets, prevent safety hazards, protect the health and general welfare of subdivision residents, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of public facilities. The "NP" districts are not appropriate for the down zoning of unsubdivided parcels or tracts.

Proposed: The proposed “R-5” Residential Single-Family zoning district includes single-family homes and accessory-dwellings on a single lot and are ideally within walking distance of schools and neighborhood commercial uses. It also includes lower impact community-oriented uses such as churches, parks, or community centers.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-5” base zoning district is consistent with the adopted land use.

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. “R-5” Residential Single-Family is an appropriate zoning and is consistent with adjacent “R-6” zoning districts and uses.

3. Suitability as Presently Zoned:

The current “NP-10” Neighborhood Preservation District is appropriate zoning for large lot development. The proposed “R-5” is more appropriate in density for the area and will provide more housing options. It is also consistent with the current land development pattern.

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 San Antonio International Airport Vicinity Land Use Plan:

- Goal I: Protect the quality of life of residents including health, safety and welfare
 - Objective 1.1: Protect integrity of existing residential neighborhoods and prevent excessive noise pollution and other airport hazards

6. Size of Tract:

The subject property is 16.946 acres, which could reasonably accommodate residential single-family housing.

7. Other Factors:

The applicant is rezoning to develop a residential subdivision.