



City of San Antonio

Legislation Details (With Text)

File #: 19-6738

Type: Zoning Case

In control: City Council A Session

On agenda: 9/19/2019

Title: ZONING CASE Z-2019-10700148 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 106.7 acres out of NCB 11166, located at 12200 South US Highway 281. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. PUD Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Field Notes, 6. Ordinance 2019-09-19-0776

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2019-10700148

SUMMARY:

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

Requested Zoning: "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 20, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Southstar Mission Del Lago Developer, LLC

Applicant: KFW Engineers and Surveying

Representative: KFW Engineers and Surveying

Location: 12200 South US Highway 281

Legal Description: 106.7 Acres out of NCB 11166

Total Acreage: 106.7 Acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The northern portion of the property was annexed in 1988, and was rezoned from “Temporary R-1” to “R-1” One Family Residence District by Ordinance 68292. The subject property converted from “R-1” to “R-6” Residential Single Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The property was rezoned from “R-6” to “R-5” Residential Single Family by Ordinance 2011-05-19-0427 on May 19, 2011.

Topography: A portion of the property includes a flood plan.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-5”

Current Land Uses: Single Family Dwelling

Direction: East

Current Base Zoning: “R-5”, “R-6”

Current Land Uses: Single Family Dwelling, Golf Course

Direction: West

Current Base Zoning: “FR”

Current Land Uses: Parkland

Direction: South

Current Base Zoning: “FR”

Current Land Uses: Parkland

Overlay and Special District Information:

"PUD"

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

"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: US Highway 281 S

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 42

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
Mitigations per TIA-20180408 apply, reference June 2018 memorandum regarding mitigation phasing.

Parking Information: The parking minimum for a single family home is 1 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-5" Residential Single Family. Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

"PUD" zones provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the not part of a regional center and is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Heritage South Sector and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "PUD R-5" base zoning district 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.

3. Suitability as Presently Zoned:

The current “R-5” zoning is an appropriate use for the property and surrounding area. However, the proposed “PUD R-5” would be more appropriate for type of more compact development requested by the developer and is tied to a PUD site plan with a 20-foot perimeter setback.

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 Heritage South Sector Plan:

HOU-1.3 Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas

HOU-2.3 Promote Heritage South as an area of choice for prospective home buyers

6. Size of Tract:

The subject property is 106.7 acres, which could reasonably accommodate single-family development.

7. Other Factors:

The applicant is proposing 477 units in a Planned Unit Development.