



City of San Antonio

Legislation Details (With Text)

File #: 18-1632

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/20/2018

Title: ZONING CASE # Z2018071 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot 9 and 0.0012 acres out of Lot 10, NCB 11886, located at 237 and 241 East Sunset Road. Staff recommendation pending.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location 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 Z2018071

SUMMARY:

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

Requested Zoning: "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Angela Cardona, Planner

Property Owner: The Welda Hissner Revocable Trust

Applicant: Ramiro Valadez III

Representative: Brown & Ortiz, P.C.

Location: 237 and 241 East Sunset Road

Legal Description: Lot 9 and 0.0012 acres out of Lot 10, NCB 11886

Total Acreage: 1.3377

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Oak Park Northwood Neighborhood Association

Applicable Agencies: Aviation

Property Details

Property History: The subject property was annexed on December 29, 1945 (Ordinance 2941) and was zoned “A” Single-Family Residential. Upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881) the property converted to the current “R-5” Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: ‘R-5”

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Residential

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: East Sunset

Existing Character: Local Street

Proposed Changes: None Known.

Thoroughfare: North New Braunfels Avenue

Existing Character: Primary Arterial B

Proposed Changes: None Known.

Thoroughfare: Broadway Street

Existing Character: Primary Arterial B

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route #9, #209 and #647 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. Residential use requires a minimum of one parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. "R-5" Residential Single-Family District allows for 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a mile of the Greater Airport Regional Center but not within proximity of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommendation pending.

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 Northeast Inner Loop Neighborhood Plan and is currently designated as "Low Density Residential". The request for "R-3" base zoning district to allow for a Planned Unit Development is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff will further evaluate likely adverse impacts on neighboring lands in relation to this zoning change once the site plan is received.

3. Suitability as Presently Zoned:

The current "R-5" base zoning is appropriate for the existing residential uses.

4. Health, Safety and Welfare:

5. Public Policy:

6. Size of Tract:

7. Other Factors:

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.

The proposed zoning request is for construction of (twelve) 12 single-family townhomes; however, the site plan is currently pending.