



City of San Antonio

Agenda Memorandum

File Number: 16-5579

Agenda Item Number: Z-22.

Agenda Date: 12/1/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016244

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Residential Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016. Continued from the October 4, 2016 hearing.

Case Manager: Ernest Brown, Planner

Property Owner: Lorena Heitkamp & Steven Heitkamp Living Trust

Applicant: Steven Heitkamp

Representative: Steven Heitkamp

Location: 14500 Judson Road

Legal Description: Lot P-1A, NCB 15723

Total Acreage: 1.155

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1972 and zoned Temporary "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. The subject property was not developed and is currently vacant. The subject property is not platted in its current configuration.

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-6, C-2

Current Land Uses: Single-Family, Duplex

Direction: East

Current Base Zoning: C-2

Current Land Uses: Church, Vacant

Direction: South

Current Base Zoning: C-3, C-2

Current Land Uses: Apartments, Funeral Home

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family

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: Judson Road

Existing Character: Secondary Arterial, Type A

Proposed Changes: None known

Thoroughfare: Flair Wood

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 640 which operate along Judson Road.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Multi-Family with 18 units per acre.

Minimum Parking Requirement: 1.5 per unit;
Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 North Sector Land Use Plan and is currently designated as Suburban Tier in the future land use component of the plan. The proposed “MF-18” base zoning district is consistent with the future land use designation

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is not suitable as presently zoned. The higher intensity of the residential and commercial uses should be located on, or at the intersection of arterials and collectors.

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 request does not appear to conflict with any public policy objective. The proposed land use on the subject property is located on a arterials as encouraged by the North Sector Plan.

6. Size of Tract:

The subject property measures 1.1550 acres and is sufficient for the proposed development and parking requirements.

7. Other Factors:

None.