



City of San Antonio

Agenda Memorandum

File Number: 17-3444

Agenda Item Number: Z-5

Agenda Date: 6/15/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017153

(Associated Plan Amendment 17050)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2017

Case Manager: Erica Greene, Planner

Property Owner: Land Resources Corp.

Applicant: Mosaic Land Development, LLC

Representative: Brown & Ortiz

Location: 6300 Block of East Loop 1604 North.

Legal Description: 60.62 acres out of NCB 16552

Total Acreage: 60.62

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Randolph

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1986 and was previously zoned "Temporary A" Single-Family Residence District. A 1989 case zoned the subject property as "R-A" Residence-Agriculture District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "NP-10" Neighborhood Preservation District.

Topography: A portion of the eastern edge of the property is located in the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NP-10

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: NP-10

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: OCL

Current Land Uses: OCL

Direction: East

Current Base Zoning: OCL

Current Land Uses: OCL

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: East Loop 1604 North

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: FM 1516

Existing Character: Major Arterial

Proposed Changes: None

Public Transit:

There is not a VIA bus route within walking distance of the subject property.

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

Parking Information: Dwelling: 1 Family requires a minimum of 1 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval, pending Plan Amendment.

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 IH 10 East Corridor Plan, and is currently designated as “Parks and Open Space” and “Low Density Residential” in the future land use component of the plan. The requested "R-5" Residential Single-Family base zoning district is not consistent with the “Parks and Open Space” future land use designation. The applicant has requested a Plan Amendment to change the entire area to “Low Density Residential”. Staff and Planning Commission recommended approval.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Section 35-353 states that the “NP” Neighborhood Preservation zoning should be applied only to establish single-family neighborhoods. The requested zoning district of “R-5” for a single-family housing is more appropriate for the subject property’s location because this is a new development. The properties that are located around the subject property include several residential properties as well as being directly across from a school, which follow the current pattern for development of that area.

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 applicant requests a zoning change to allow for development of single family homes. The rezoning request does not appear to conflict with land use goals and strategies of the IH-10 East Corridor Perimeter Plan to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City’s cultural, natural, and economic fabric

6. Size of Tract:

The subject property totals 60.62 acres in size, which should reasonably accommodate the uses permitted in "R-5 AHOD" Residential Single- Family Airport Hazard Overlay District.

7. Other Factors:

None.

