



City of San Antonio

Agenda Memorandum

File Number: 13-1142

Agenda Item Number: Z-7.

Agenda Date: 12/19/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2014017

SUMMARY:

Current Zoning: "UD AHOD" Urban Development Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2013

Case Manager: Pedro Vega, Planner

Property Owner: Hunters Pond, L.P. (by A.J. Hausman, Managing Partner)

Applicant: A.J. Hausman

Representative: Brown & Ortiz, P.C. (James McKnight)

Location: Portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass.

Legal Description: Parcel 2, Parcel 2C and Tract 2, CB 4286; Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098

Total Acreage: 41.7609

Notices Mailed

Owners of Property within 200 feet: 304

Neighborhood Associations: Hunter's Pond - Village Green Home Owners Association; the Hunter's Pond Neighborhood Association is located within 200 feet.

Planning Team Members: 38-Heritage South Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 2005 and was originally zoned “R-4” Residential Single-Family District, “R-20” Residential Single-Family District, and “MI-1” Mixed Light Industrial District. In a 2004 case, the property was rezoned to “UD” Urban Development District. The 41.7609-acre subject property area consists of 131 platted lots and two unplatted tracts; all subject properties are undeveloped.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the development.

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: “R-20” and “UD”

Current Land Uses: Single-Family Dwellings and Vacant Land

Direction: South

Current Base Zoning: “UD” and “MI-1-S”

Current Land Uses: Single-Family Dwellings, Vacant Lots and Parking/Storage of Vehicles

Direction: East

Current Base Zoning: “FBZ”

Current Land Uses: Vacant Land

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: Hunters Pond

Existing Character: Collector Street one lane in each direction with no sidewalks.

Proposed Changes: None known.

Thoroughfare: Bigmouth Hook, Bigmouth Rod, Fishing Stone, Goose Way, Fishing Trail, Catfish Lane, Catfish Pond and Butterfly Pass

Existing Character: Local Street; one lane in each direction with no sidewalks

Proposed Changes: None known.

Public Transit: The VIA number 520 bus line operate along South Zarzamora, east of the subject site.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: None

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant has paid the required zoning application fees.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the December 17, 2013 public hearing.

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 Plan and is currently designated as General Urban Tier in the Future Land Use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on the surrounding properties related to this zoning change request. Rezoning the subject properties may spur development in the neighborhood.

3. Suitability as Presently Zoned:

Both the current “UD” Urban Development District and the proposed “R-4” Residential Single-Family District are appropriate for the area. The uses permitted in the “R-4” district are compatible with the surrounding land uses and overall character of the community. The “UD” district does not limit the density of single-family uses and does not carry a minimum lot size requirement; however, the district does impose design requirements. The “R-4” district requires a minimum lot size of 4,000 square feet, limits single-family residential density to 11 units per acre, and does not include any specialized design standards.

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.

6. Size of Tract:

The subject properties are of sufficient size to accommodate single-family residential uses.

7. Other Factors:

None.