



City of San Antonio

Agenda Memorandum

File Number: 19-2503

Agenda Item Number: Z-9.

Agenda Date: 3/21/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700006

SUMMARY:

Current Zoning: Property is located Outside City Limits

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 19, 2019

Case Manager: Dominic Silva, Planner

Property Owner: LGI Homes - Texas, L.L.C.

Applicant: LGI Homes - Texas, L.L.C.

Representative: Patrick W. Christensen

Location: 10925 Green Road

Legal Description: 45.637 acres out of NCB 5088

Total Acreage: 45.637 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Randolph AFB

Property Details

Property History: The property is located outside city limits; this zoning case is voluntary annexation.

Topography: The subject property is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Residential

Direction: East

Current Base Zoning: “OCL”

Current Land Uses: Residential

Direction: South

Current Base Zoning: “OCL”

Current Land Uses: Residential

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Residential

Overlay and Special District Information:

"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: Green Road

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: 1 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations of “OCL”.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within any Regional Center.

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 property is located within the I-10 East Corridor Perimeter Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning request. Surrounding properties are currently zoned “R-4.”

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family is an appropriate zoning for the property and surrounding area.

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 rezoning request does not appear to conflict with the land use goals and strategies of the I-10 East Corridor Perimeter Plan.

Goals:

- Goal 3: Compatibility of Land Uses Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
 - Objective 3.1: Increase Building Inspection efforts and Code Compliance throughout the community.

6. Size of Tract:

The subject property is 45.637, which would adequately support low and medium density residential uses.

7. Other Factors:

The following request is part of a voluntary annexation by the applicant. Their desired zoning is “R-4” Residential Single-Family development. Based on the acreage and infrastructure requirements the proposed development could yield approximately 373 residential units.

The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.