



City of San Antonio

Agenda Memorandum

File Number: 15-3096

Agenda Item Number: Z-13.

Agenda Date: 6/4/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015176

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 05, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Meritage Homes of Texas, LLC

Applicant: Jeremy Flach (Meritage Homes of Texas, LLC)

Representative: Trey Jacobson (Golden Steves Cohen & Gordon LLP)

Location: Generally located in the 1700 Block of Link Drive and Lima Drive

Legal Description: 3.406 acres out of NCB 11732 and 11733

Total Acreage: 3.406

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: None-NA

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and originally zoned "A", Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District. In 2002 the subject property was rezoned to "M-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family District. The property was not developed and remained vacant. The subject property was platted in 1950 (volume 2805, page 118 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Base Zoning and Land Uses

Direction: All

Current Base Zoning: "MF-33" "R-4" "RM-4"

Current Land Uses: Vacant

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: None

Existing Character: NA

Proposed Changes: Developing Subdivision

Public Transit: There are no VIA routes nearby subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report 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 Residential Single-Family.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

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 and Zoning Commission (8-0) 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 San Antonio International Airport Vicinity Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-4” zoning change is consistent with the San Antonio International Airport Vicinity Plan.

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 “RM-4” is not an appropriate zoning district for the area and is not consistent with San Antonio International Airport Vicinity Plan.

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 property measures 3.406 acres in size, which is sufficient to accommodate the proposed development and required parking.

7. Other Factors:

None.