



City of San Antonio

Agenda Memorandum

File Number: 15-4722

Agenda Item Number: Z-7.

Agenda Date: 10/15/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2015262

SUMMARY:

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

Requested Zoning: "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.204 acres of land out of NCB 14552 and "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District on 16.725 acres of land out of NCB 14552

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Jamro, LTD (by Border Alliance LLC; Jaime Arechiga, Managing Partner)

Applicant: Jaime Arechiga

Representative: Jaime Arechiga

Location: Generally located South of Loop 410 on State Highway 16 South

Legal Description: 16.929 acres out of NCB 14552

Total Acreage: 16.929

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Planning Team-40

Applicable Agencies: MIA Lackland Notification Area

Property Details

Property History: The subject property was annexed into the City Limits in 1971 and was originally zoned Temporary "R-1" Temporary Single-Family Residence District. In 2001 the subject property was rezoned to "MH" Manufactured Housing District and "R-5" Residential Single-Family District. In 2003 a city initiated zoning initiative rezoned the subject property to "UD" Urban Development District. The subject property was platted in its current configuration in 2014 as described by deed and plat records (volume 9675, page 125 of the Deed and Plat Records of Bexar County, Texas). The subject property is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, MF-33

Current Land Uses: Vacant, Apartments

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant

Direction: South

Current Base Zoning: R-4

Current Land Uses: Vacant

Direction: West

Current Base Zoning: UD

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: Poteet Jourdanton Freeway/State Highway 16

Existing Character: Super Arterial, Type B; three lanes each direct divided with one lane each direction access road on both sides

Proposed Changes: None known

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 Subdivision 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 Analysis and Recommendation: Staff recommends 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 Heritage South Sector Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested “R-3” and “R-4” base zoning districts are consistent with the adopted 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 base zoning “UD” is not consistent with the surrounding base zoning districts. The “UD” district is designed to be a mixed use district, but this area has been subdivided as a primarily single-family residential 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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures an 18.276 acre tract and is sufficient to accommodate the proposed Residential Single-Family subdivision development and parking requirements.

7. Other Factors:

The subject property is an undeveloped subdivision plat.