



City of San Antonio

Legislation Details (With Text)

File #: 15-4792
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/15/2015
Title: ZONING CASE # Z2015275 (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD " General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 41.693 acres out of NCB 11166 located on a portion of the 12000 Block of Highway 281 South and 1200 Block of Mission Grande. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-275 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2015275

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 15, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Southstar Mission Del Lago Developer, LLC c/o Thad Rutherford

Applicant: KFW Engineers & Surveying c/o Burt Wellmann, P.E

Representative: KFW Engineers & Surveying c/o George Weron, P.E. & Burt Wellmann, P.E.

Location: A portion of the 12000 Block of Highway 281 South and 1200 Block of Mission Grande

Legal Description: 41.693 acres out of NCB 11166

Total Acreage: 41.693

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Mission Del Lago Homeowner Association

Planning Team: Heritage South Sector Planning Team-38

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1988 and was originally zoned Temporary "R-1" Temporary Single-Family Residence District. In 1989 the subject property was rezoned to "B-2" and "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" and "C-3" Commercial and General Commercial District. The subject property is not platted in its current configuration. The subject property is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North; North

Current Base Zoning: NP-10, C-2; MF-18, C-2, C-3

Current Land Uses: Vacant; Vacant, Apartments, Vacant

Direction: East; East

Current Base Zoning: C-2, C-3; C-3, C-2

Current Land Uses: Vacant; Vacant

Direction: South; South

Current Base Zoning: C-2; C-2, R-6

Current Land Uses: Vacant; Vacant, Vacant

Direction: West; West

Current Base Zoning: R-6; R-6

Current Land Uses: Single Family Residences; Golf Course

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: Del Lago Parkway

Existing Character: Local, Type B; one lane each direction with sidewalks both sides

Proposed Changes: None known

Thoroughfare: Club House Boulevard

Existing Character: Local, Type B; one lane each direction divided by center turn lane and sidewalks on both sides.

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 42, which operates along Club House Boulevard.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer must be present during Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

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 Suburban Tier land use 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 neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is not appropriate for the subject property.

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 is 41.693 acres in size, which is sufficient to accommodate the proposed development with adequate space for parking.

7. Other Factors:

The two areas are part of the same project which is developing a single family residential subdivision. These areas are an extension of the current Mission Del Lago Subdivision to the west.