



City of San Antonio

Legislation Details (With Text)

File #: 16-5395

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/18/2016

Title: ZONING CASE # Z2016259 (Council Districts 3 and 4): A request for a change in zoning from "OCL" Outside City Limits to "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "RP AHOD" Resource Protection Airport Hazard Overlay District, "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RE" Residential Estate District on 421.6245 acres of land, located at multiple addresses within the South San Antonio Voluntary Annexation area. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16076)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Maps and Exhibits

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3 and 4

SUBJECT:

Zoning Case Z2016259

(Associated Plan Amendment 16076)

SUMMARY:

Current Zoning: "OCL" Outside City Limits

Requested Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "RP AHOD" Resource Protection Airport Hazard Overlay District, "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RE" Residential Estate District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016

Case Manager: Logan Sparrow, Principal Planner

Property Owner: Multiple property owners.

Applicant: City of San Antonio

Representative: Logan Sparrow, Principal Planner

Location: Located at multiple addresses

Legal Description: 421.60 acres in Bexar County, Texas.

Total Acreage: 421.60

Notices Mailed

Owners of Property within 200 feet: 96

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Southwest ISD, Southside ISD, East Central ISD

Property Details

Property History: One tract is for a property owned by Southwest Independent School District, who consented to annexation upon the expiration of a non-annexation agreement in November 2016. Eleven of the twelve (12) included properties signed Development Agreements with the City of San Antonio during the 2014 South San Antonio limited purpose annexation proposal. Those agreements, as required by law, extended non-annexation agreements to those property owners who had Agricultural value, as recorded by the Bexar County Appraisal District. In several cases, a use other than agriculture has since been established on the property, the property was subdivided or the property lost the appraised agricultural value. As such, per the development agreement, the City may annex the property, and the annexation is deemed to be with the consent of the owner. Those properties are being assigned zoning that is compatible with their location within the Heritage South area.

Topography: Several of the included properties are within the 100 year flood plain.

Overlay and Special District Information: Several of the included properties are located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict uses, but projects within this overlay district may require additional review by the Development Services Department and/or the Federal Aviation Administration.

Transportation

Thoroughfare: Interstate Loop 410

Existing Character: Highway.

Proposed Changes: None known.

Public Transit: VIA does not operate transit routes in this area

ISSUE:

None.

ALTERNATIVES: Denial of the proposed zoning would result in the property being zoned “DR” Development Reserve District. The “DR” base zoning district is assigned to newly annexed properties until they are rezoned.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Heritage South Sector Plan. The requested zoning districts are consistent with the land use designations, as described in the associated plan amendment request. All proposed zoning is in keeping with the existing development patterns within those areas.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The proposed zoning is consistent with surrounding properties.

3. Suitability as Presently Zoned:

Currently, all twelve (12) properties are “OCL” Outside City Limits and are not zoned.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare in relation to the zoning proposal.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The zoning request fulfills the goals of the Heritage South Sector Plan by providing for land uses that are compatible with neighboring properties, and that protect natural resources, as described in Goal LU-1 within the Heritage South Sector Plan.

6. Size of Tract:

The subject property totals 421.60 acres in size across twelve (12) properties. The proposed zoning districts are consistent with the size of individual parcels.

7. Other Factors:

None.