



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3189  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 5/16/2017  
**Title:** ZONING CASE # Z2017143 (Council District 4): A request for a change in zoning from "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 25.74 acres out of NCB 15248, located at 7622 Covell Road. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**  
Zoning Case Z2017143

**SUMMARY:**  
**Current Zoning:** "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 16, 2016

**Case Manager:** Nylicia Acosta, Planner

**Property Owner:** Continental Homes of Texas

**Applicant:** Continental Homes of Texas

**Representative:** Brown & Ortiz, PC

**Location:** 7622 Covell Road

**Legal Description:** 25.74 acres out of NCB 15248

**Total Acreage:** 25.74

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Solana Ridge Home Owners Association and People Active in Community Effort

**Applicable Agencies:** Lackland

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1985 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1989 case (Ordinance 68793) re-zoned the western portion of the subject property as "B-3" Business District. Later, a 1997 case (Ordinance 85498) re-zoned the remaining portion of the property "R-A" Residence-Agriculture District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial District and "NP-10" Neighborhood Preservation District. Finally a 2004 case (Ordinance 99878) rezoned the property to the current "PUD R-4" Planned Unit Development Residential Single-Family District.

**Topography:** The subject property runs through the 100 Year Flood Plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MR, R-6

**Current Land Uses:** Vacant Lots

**Direction:** West

**Current Base Zoning:** None (OCL)

**Current Land Uses:** Lackland AFB Annex

**Direction:** South

**Current Base Zoning:** R-5

**Current Land Uses:** Vacant Lot and Single-Family Residences

**Direction:** East

**Current Base Zoning:** R-5, R-4 PUD

**Current Land Uses:** Vacant Lots and Single-Family Residences

**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:** Covell Road

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 61 is within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Single-Family Residential: Minimum vehicle spaces- 1 per unit. Maximum vehicle spaces- N/A.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

**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 property is located within the United Southwest Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-5” Residential Single-Family 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 change request. The applicant proposes to develop single-family homes on 5,000 square foot lots. The request is consistent with the surrounding rural residential uses.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning district is appropriate for the subject property’s location; however, the “R-5” is also an appropriate use for the property. The change in zoning will allow the developer to remove the PUD designation and develop a conventional residential subdivision.

**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 rezoning request does not appear to conflict with any public policy objective, because the request is consistent with the plan.

**6. Size of Tract:**

The subject property totals 25.74 acres in size, which should reasonably accommodate the uses permitted in “R-5” Residential Single-Family District.

**7. Other Factors:**

The subject property is located within the Lackland Notification Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio (JBSA) and the City of San Antonio, the Military was notified of the request.