



City of San Antonio

Legislation Details (With Text)

File #: 17-4127

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/18/2017

Title: ZONING CASE # Z2017176 (Council District 3): A request for a change in zoning from "C-2" Commercial District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 32.238 acres out of NCB 10881, located in the 7800 Block of SE Loop 410. 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: 3

SUBJECT:

Zoning Case Z2017176

SUMMARY:

Current Zoning: "C-2" Commercial District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Inves, Inc., A Texas Corporation

Applicant: KFW Engineers and Surveying

Representative: KFW Engineers and Surveying

Location: 7800 Block of SE Loop 410

Legal Description: 32.238 acres out of NCB 10881

Total Acreage: 32.238

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The majority of the subject property was annexed into the City of San Antonio on December 30, 1985 (Ordinance #61628). The remaining portion of the property was annexed on December 31, 1986 (Ordinance #64027). The property was zoned "Temporary A" Temporary Single Family Residence District and changed to "R-A" Residence-Agriculture District and "B-2" Business District, which was established by Ordinance 70570, dated November 24, 1989. The current "NP-10" Neighborhood Preservation District and "C-2" Commercial District resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The southeast corner of the property is located in the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: NP-10

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: I-1, NP-10, C-3

Current Land Uses: Travis Industries, Vacant Lots

Direction: West

Current Base Zoning: Loop 410, R-4

Current Land Uses: Highway, Vacant Lot

Overlay and Special District Information: The southern portion of the property and properties to the south 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: Loop 410 SE

Existing Character: Freeway

Proposed Changes: None known.

Public Transit: There are no nearby transit routes. The nearest route is almost two (2) miles away.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is required. A traffic engineer must be present during commission meetings.

Parking Information: Single-Family Dwellings require a minimum of one (1) parking space per unit. There is not a limit or a maximum number of parking spaces one dwelling may provide.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Brooks Regional Center.

The subject property is not located 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 subject property is not located within any adopted land use plan. Therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The current “NP-10” and “C-2” base zoning districts are appropriate as presently zoned. The “C-2” faces Loop 410 and the “NP-10” is designated to a large area of vacant land. However, with an increasing population of San Antonio the zoning change request to decrease the minimum square-foot lot is suitable for the area as well. Additionally, the existing “NP-10” base zoning district is the result of a conversion. This zoning is typically reserved for established single-family communities.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is “I-1” zoning abutting the southern property line, and a portion of the property is within the 100-year floodplain, however with appropriate fencing, buffer yards, and mitigation design there does not seem to be any indication of likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 32.238 acres which should reasonably accommodate single-family dwellings.

7. Other Factors:

None