



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4500

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 9/7/2017

**Title:** ZONING CASE # Z2017199 (Council District 4): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 62.14 acres out of NCB 18044, located in the 8200 Block of SW Loop 410. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. 17-4500 Draft Ordinance Z2017199, 4. Ordinance 2017-09-07-0650

Date	Ver.	Action By	Action	Result
9/7/2017	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z2017199

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 1, 2017

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** Dorothy R. Sims

**Applicant:** DR Horton

**Representative:** Brown & Ortiz, PC

**Location:** 8200 Block of SW Loop 410

**Legal Description:** 62.14 acres out of NCB 18044

**Total Acreage:** 62.14

**Notices Mailed**

**Owners of Property within 200 feet:** 91

**Registered Neighborhood Associations within 200 feet:** People Active in Community Effort

**Applicable Agencies:** Lackland

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1995 and was previously zoned "Temp R-1" Temporary Single-Family Residence District. A 1997 rezoning case, Ordinance 85498, rezoned the property "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

**Topography:** A portion of the property is within the 100 Year Flood Plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-5, MF-33, C-3

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

**Direction:** East

**Current Base Zoning:** R-6, C-3NA

**Current Land Uses:** Garza Masonry Stone, Vacant Lot, and Spirit Truck Lines

**Direction:** South

**Current Base Zoning:** R-5

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

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant Lots

**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:** Southwest Loop 410 Access Road

**Existing Character:** Freeway Access Road

**Proposed Changes:** None Known

**Public Transit:** There are no VIA routes within walking distance from the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is 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:**  
The subject property is within the Port San Antonio Regional Center, but is not within close proximity to a Premium Transit Corridor.

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend 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 Communities 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 “I-1” base zoning district is not appropriate for the subject property’s location, because of the surrounding residential land uses.

**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.

**6. Size of Tract:**

The subject property totals 62.140 acres in size, which reasonably accommodates 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.