



City of San Antonio

Legislation Details (With Text)

File #: 17-6698
Type: Zoning Case
In control: Zoning Commission
On agenda: 12/19/2017
Title: ZONING CASE # Z2018014 (Council District 4): A request for a change in zoning from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-12 ABS 12, P-11A, P-13, P-14A, P-12 C, NCB 15069, located on the southwest corner of Loop 410 and Highway 16 South. 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 Z2018014

SUMMARY:
Current Zoning: "UD AHOD" Urban Development Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 19, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: JAMRO Ltd.

Applicant: Jaime Arechiga

Representative: Jaime Arechiga

Location: southwest corner of Loop 410 and Highway 16 South

Legal Description: Lot P-12 ABS 12, P-11A, P-13, P-14A, P-12 C, NCB 15069

Total Acreage: 40.22

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject properties were annexed and zoned Temporary “R-1” by Ordinance 39953, dated October 28, 1971. The properties converted to “R-6” Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The properties were rezoned from “R-6” to the current “UD” Urban Development by Ordinance 98228, dated September 25, 2003.

Topography: The western portion of the subject property is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “UZROW”, “UD”, “C-2”

Current Land Uses: Southwest Loop 410, Vacant Lots,

Direction: East

Current Base Zoning: “UD”, “R-3”, “R-4”

Current Land Uses: Apartment Complex, Vacant Lots

Direction: South

Current Base Zoning: “C-2”, “R-4”

Current Land Uses: Single-Family Residence, Vacant Lot

Direction: West

Current Base Zoning: “UZROW”, “C-2”

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

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: State Highway 16 South

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA bus route 48 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:

The minimum parking requirement is 1 space per unit for single-family residences.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations. The current “UD” Urban Development District allows for the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community, and are pedestrian and transit friendly.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a ½ of a mile of a Regional Center or 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 located within the Heritage South Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-4” 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 proposed rezoning to “R-4” Residential Single-Family District will add housing options along southwest Loop 410.

3. Suitability as Presently Zoned:

The current “UD” Urban Development District is not an appropriate zoning for the property and surrounding area. The adjacent property is an apartment complex that carries the “UD” base zoning. The other properties in the area were rezoned from the “UD” base zoning to “R-4” Residential Single-Family District, “C-2” Commercial District, and “MF-33” Multi-Family District.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed zoning change and development will offer much needed housing options on the south side of San Antonio.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan.

Heritage South Sector Plan Relevant Goals and Objectives:

- Goal HOU-1 An array of housing choices throughout the area with an appropriate mix of densities and housing types
- HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area
- HOU-1.2 Encourage higher-density housing at strategic nodes

6. Size of Tract:

The subject property is 40.22 acres, which would adequately support a development of single-family residences.

7. Other Factors:

None.