



City of San Antonio

Legislation Details (With Text)

File #: 18-3562
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/5/2018
Title: ZONING CASE # Z2018197 (Council District 4): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 53.163 acres out of NCB 11212, located in the 9200 block of Somerset 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 Z2018197

SUMMARY:
Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 5, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Benchmark Acquisitions, LLC

Applicant: Brady Baggs, PE

Representative: Brady Baggs, PE

Location: 9200 block of Somerset Road

Legal Description: 53.163 acres out of NCB 11212

Total Acreage: 53.163

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The properties were annexed into the City of San Antonio and zoned Temporary "R-1" Single-Family Residence District by Ordinance 68300, dated December 31, 1988. The properties were rezoned from Temporary "R-1" to "R-A" Residence-Agriculture District by Ordinance 69287, dated April 13, 1989. The properties converted from "R-A" to the current "NP-10" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4", "MF-33"

Current Land Uses: Auto Repair Shop, Single-Family Residence, Apartment Complex

Direction: East

Current Base Zoning: "NP-10", "R-4"

Current Land Uses: Single-Family Residence, Drainage Right Of Way

Direction: South

Current Base Zoning: "NP-10", "R-5"

Current Land Uses: Vacant Lot, Single-Family Residences

Direction: West

Current Base Zoning: "NP-10", "MF-33"

Current Land Uses: Single-Family Residence, Apartment Complex

Overlay and Special District Information:

"AHOD"

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: Somerset Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus route 524 is within walking distance of the subject property.

Traffic Impact: A TIA report is required for the proposed rezoning.

Parking Information:

The minimum parking required is 1 parking space per residential unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “NP-10”, which permits uses that are the same as within the “R-4” zoning district. “NP-10” is designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (10,000 sq. ft. minimum lot size)

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or within a ½ of a 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 located within the West/Southwest Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the “Suburban Tier” 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 area is currently being developed with similar single-family residential subdivisions.

3. Suitability as Presently Zoned:

The current “NP-10” base zoning is appropriate for the subject property. The requested “R-4” is also appropriate for the subject property.

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 proposed rezoning does not appear to conflict with the goals, objectives, and strategies of the West/Southwest Sector Plan. The plan promotes a diverse housing stock located near existing physical infrastructure (e.g., streets, water, sewer) to provide options to future residents. The proposed single-family subdivision is located within a ½ of a mile of Interstate Highway 35 South which meets the goal of located new housing near existing physical infrastructure.

Relevant Goals and Strategies of the West/Southwest Sector Plan:

- Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
- HOU-1.1: Promote quality design and construction for new housing
- HOU-1.2: Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
- Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments
- HOU-2.4: Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

6. Size of Tract:

The subject property is 53.163 acres, which should reasonably accommodate a residential subdivision.

7. Other Factors:

None.