City of San Antonio

Legislation Details (With Text)

File #:	20-6353
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	11/3/2020
Title:	ZONING CASE Z-2020-10700220 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z-2019-10700220

SUMMARY:
Current Zoning: "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch 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: November 3, 2020

Case Manager: Justin Malone, Planner

Property Owner: Benchmark Acquisitions, LLC

Applicant: LJA Engineering, Inc.

Representative: Priscilla Flores, PE

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Location: 4345 Mickey Road

Legal Description: Lot TR-11, Block 11, CB 4069B

Total Acreage: 47.83

Notices Mailed
Owners of Property within 200 feet: 14
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: None

Property Details
Property History: The subject property was annexed into the City of San Antonio by Ordinance 96561, dated November 21, 2002 and was originally zoned "RD" Rural Development district. The subject property converted from "RD" Rural Development District to "FR" Farm and Ranch District by Ordinance 2014-08-07-0557, dated August 7, 2014.

Topography: The property does not include any abnormal physical features such as slope but has incursion in a flood plain on the southwestern portion.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "OCL"
Current Land Uses: Vacant Land

Direction: South
Current Base Zoning: "FR"
Current Land Uses: Single-Family Residential

Direction: East
Current Base Zoning: "OCL"
Current Land Uses: Single-Family Residential

Direction: West
Current Base Zoning: "FR" and "OCL"
Current Land Uses: Vacant Land and Single-Family Residential

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: Mickey Road
Existing Character: Local
Proposed Changes: None known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. TIA study (LAND-TIA-19-1280117) currently under review. Mitigations from the TIA approval letter (if any) will apply.

Parking Information: The minimum parking requirement for single-family dwellings is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning district designation of "FR" Farm and Ranch is designated to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries. The "FR" Farm and Ranch zoning district is consistent with neighboring lots with large lot residential or agricultural uses.

Proposed: The proposed "R-4" Residential Single-Family zoning district includes single-family homes and accessory-dwellings on a single lot and are ideally within walking distance of schools and neighborhood commercial uses. It also includes lower impact community-oriented uses such as churches, parks, or community centers.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within a Regional Center or located within the 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 "Suburban Tier" in the future land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use.

2. Adverse Impacts on Neighboring Lands:
Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed "R-4" Residential Single-Family is an appropriate zoning and is consistent with adjacent zoning districts and uses.

3. Suitability as Presently Zoned:
The current "FR" Farm and Ranch District is appropriate zoning for large lots and farming with or without development. The proposed "R-4" is appropriate in density for the area and will provide housing options. It is also consistent with the current land development pattern.

4. Health, Safety and Welfare:

Staff has not found 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 following goals, principles, and objectives of the Heritage South Sector Plan:

- GOAL HOU-I: An array of housing choices throughout the area with an appropriate mix of densities and housing types
    - Strategies 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
    - Strategies HOU-1.3: Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas

- GOAL HOU-2: Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.
    - Strategies HOU-2.3: Promote Heritage South as an area of choice for prospective home buyers

6. Size of Tract:
The subject property is 47.83 acres, which could reasonably accommodate a residential single-family housing development.

7. Other Factors:
The applicant is rezoning to develop a single-family residential subdivision. This is potentially 520 residential units based on the noted acreage.