



City of San Antonio

Agenda Memorandum

File Number:16-5109

Agenda Item Number: 9.

Agenda Date: 10/4/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016246

(Associated Plan Amendment 16072)

SUMMARY:

Current Zoning: "FBZ AHOD" Form Base Zone Airport Hazard Overlay District and "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Sonrisa Management, LLC

Applicant: Sonrisa Management, LLC

Representative: Brown & Ortiz, P.C.

Location: 13527 Southwest Loop 410

Legal Description: 88.719 acres out of NCB 18087

Total Acreage: 88.719 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Hunters Pond Village Green

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 2003. A 2003 case (98504) zoned the subject property as “MI-1” Mixed Light Industrial District and “UD” Urban Development District. Later a 2008 case (2007-12-06-1278) rezoned the remaining portion of the property “FBZ” Form Base Zone District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: None

Current Land Uses: Loop 410

Direction: West

Current Base Zoning: R-20, R-6 and R-4

Current Land Uses: Vacant Lots and Single-Family Residences

Direction: South

Current Base Zoning: MF-33 and MI-1

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: FBZ and C-2P

Current Land Uses: Vacant Lot and Shop Building

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: SW Loop 410

Existing Character: Freeway

Proposed Changes: None

Public Transit: There are no VIA bus stops close to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Single-Family -Minimum Vehicle Space: 1 per unit. Maximum Vehicle Space: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "FBZ" Form Base Zone District

and “MI-1” Mixed Industrial District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment

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 Heritage South Sector Plan, and is currently designated as General Urban Tier and Agribusiness/RIMSE Tier in the future land use component of the plan. The requested “R-5” Residential Single-Family base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to change the land use to Suburban Tier. Staff and Planning Commission recommend approval.

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 request is to allow for detached single-family units at a density of 9 units per acre.

3. Suitability as Presently Zoned:

The current “FBZD” Form Base Zone District is appropriate for the subject property’s location, but because the surrounding property is primarily single family residential, a smaller scale development will better complement the current pattern of development.

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 88.719 acres in size, which will accommodate the uses permitted in “R-5” Residential Single-Family District.

7. Other Factors:

None.