City of San Antonio

Agenda Memorandum

File Number: 17-2151

Agenda Item Number: 9.

Agenda Date: 3/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2017079

SUMMARY:
Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 21, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Home Living Hospitality, LTD

Applicant: Priscilla Gonzalez of KLove Engineering, LLC

Representative: Priscilla Gonzalez of KLove Engineering, LLC

Location: 5800 block of Elm Valley Drive

Legal Description: P-37 ABS 16, NCB 15261

Total Acreage: 5.683

Notices Mailed
Owners of Property within 200 feet: 45
Registered Neighborhood Associations within 200 feet: People Active in Community Effort
Applicable Agencies: None

Property Details
Property History: The subject property was annexed into the City Limits on December 26, 1972, the property was originally zoned "Temporary R-1" Temporary Single-Family District. The current "NP-8" Neighborhood Preservation District resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this "NP-8" converted from the previous "R-1a" Single-Family Residence District, which was established by Ordinance 93213, dated January 11, 2001.

Topography: None.

Adjacent Base Zoning and Land Uses
Direction: West, North
Current Base Zoning: MF-33, NP-8
Current Land Uses: Residential Single-Family

Direction: East, South
Current Base Zoning: NP-8
Current Land Uses: Residential Single-Family

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: Five Palms Drive and Elm Valley Drive
Existing Character: Local Street
Proposed Changes: None

Public Transit: The nearest VIA bus route is #619 and is adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Wrecker Service: N/A

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:
None.

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 property is located within the United Southwest Sector Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-6" 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 properties that are located around the subject property are all Residential Single-Family.

3. Suitability as Presently Zoned:

The current "NP-8" base zoning district is appropriate for the surrounding area. The majority of surrounding property is "NP-8".

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 request does not appear to conflict with any public policy objective because it has consistent uses surrounding the property.

6. Size of Tract:

The subject property measures 5.683 acres which accommodates the proposed development.

7. Other Factors:

None.