



City of San Antonio

Agenda Memorandum

File Number: 17-3440

Agenda Item Number: Z-9

Agenda Date: 6/15/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017143

SUMMARY:

Current Zoning: "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Continental Homes of Texas

Applicant: Continental Homes of Texas

Representative: Brown & Ortiz, PC

Location: 7622 Coval Road

Legal Description: 25.74 acres out of NCB 15248

Total Acreage: 25.74

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Solana Ridge Home Owners Association and People Active in Community Effort

Applicable Agencies: Lackland

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1985 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1989 case (Ordinance 68793) re-zoned the western portion of the subject property as "B-3" Business District. Later, a 1997 case (Ordinance 85498) re-zoned the remaining portion of the property "R-A" Residence-Agriculture District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial District and "NP-10" Neighborhood Preservation District. Finally a 2004 case (Ordinance 99878) rezoned the property to the current "PUD R-4" Planned Unit Development Residential Single-Family District.

Topography: The subject property runs through the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MR, R-6

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: None (OCL)

Current Land Uses: Lackland AFB Annex

Direction: South

Current Base Zoning: R-5

Current Land Uses: Vacant Lot and Single-Family Residences

Direction: East

Current Base Zoning: R-5, R-4 PUD

Current Land Uses: Vacant Lots and Single-Family Residences

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: Covell Road

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA bus route 61 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: Single-Family Residential: Minimum vehicle spaces- 1 per unit. Maximum vehicle spaces- N/A.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-5” Residential Single-Family 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 applicant proposes to develop single-family homes on 5,000 square foot lots. The request is consistent with the surrounding rural residential uses.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location; however, the “R-5” is also an appropriate use for the property. The change in zoning will allow the developer to remove the PUD designation and develop a conventional residential subdivision.

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, because the request is consistent with the plan.

6. Size of Tract:

The subject property totals 25.74 acres in size, which should reasonably accommodate the uses permitted in “R-5” Residential Single-Family District.

7. Other Factors:

The subject property is located within the Lackland Notification Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio (JBSA) and the City of San Antonio, the Military was notified of the request.