



City of San Antonio

Agenda Memorandum

File Number: 17-6179

Agenda Item Number: Z-38.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017293

SUMMARY:

Current Zoning: "R-6 AHOD" 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: November 7, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: Ovaro Investments, LLC

Applicant: Seda Consulting Engineers, Inc

Representative: Dr. Salah E. Diab

Location: Generally located in the 15300 block of Topperwein Road

Legal Description: 22.485 acres of land out of NCB 16587

Total Acreage: 22.485

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Randolph Air Force Base, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1994 and zoned “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code the previous “R-1” converted to the current “R-6” Residential Single-Family District.

Topography: A portion of the subject property is located within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”, “MF-25”, “C-3R”, “I-1”

Current Land Uses: Single-Family Residence, Landscape Supply, Vacant Lot, Storage Facility, Landscaping and Nursery, Alamo Door Systems, Industrial Storage

Direction: East

Current Base Zoning: “C-3”, “I-1”

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “R-4”, “R-6”, “I-1”

Current Land Uses: Single-Family Residences, Lone Star Materials

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: Toepperwein Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: Via bus route 641 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: The minimum parking spaces required is (1) one per unit for Single-Family Residences.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. The current “R-6” Residential Single-Family District accommodates single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, as well as, a foster family home, and public/private school.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Rolling Oaks Regional Center. The subject property is also located within a ½ of a mile of the Austin Highway 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 subject property is located within the North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-5” 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 proposed rezoning to “R-5” for single-family residences does not negatively impact the neighboring properties.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the surrounding area. The neighborhood has a mix of zoning of residential, commercial, and industrial zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change will not pose a threat to the health, safety, or welfare of the residents within the area.

5. Public Policy:

The proposed zoning request will allow for the development of single-family homes with a minimum lot size of 5,000 square feet. The property is currently vacant and is located within the Rolling Oaks Area Regional Center. While the surrounding zoning is a variety of residential, commercial, and light industrial, much of the surrounding area is also currently vacant. Selma Creek runs through the eastern half of the property and the 100 year floodplain is present on part of the property.

The area is also within the ½ mile of the SA Corridors Framework Plan - Austin Highway Corridor.

Relevant Strategies from the North Sector Plan include:

HOU 1.2: Encourage compatible growth patterns and transitions of higher density residential along principal

arterials and transit corridors that fit in with existing residential character of the North Sector.

LU 1.3: Encourage a variety of housing types, including apartments, lofts, condominiums, townhomes, and single-family attached and detached housing between Loop 1604 and Loop 410.

Relevant Goals of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

This large, undeveloped property should be utilized to further promote the growth of the Rolling Oaks Regional Center and Austin Highway Corridor. New residential development should be encouraged to support transit and the expected growth in the emerging regional center. The request for R-5 zoning is generally consistent with the guiding principles of the Comprehensive Plan and the North Sector Plan.

6. Size of Tract:

The property is 22.485 acres which should reasonably accommodate the proposed development of single-family residences.

7. Other Factors:

The applicant proposes 128 units with access from Nacogdoches Road.