



City of San Antonio

Agenda Memorandum

File Number: 18-5298

Agenda Item Number: Z-15.

Agenda Date: 10/4/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2018289

SUMMARY:

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

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 4, 2018

Case Manager: Kayla Leal, Planner

Property Owner: David J. and Amy D. Sanchez

Applicant: David J. and Amy D. Sanchez

Representative: David J. and Amy D. Sanchez

Location: 1604 West Terra Alta Drive

Legal Description: Lot 2, Block 1, NCB 13335

Total Acreage: 0.1983

Notices Mailed

Owners of Property within 200 feet: 25

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 on September 25, 1952 and zoned "A" Single Family District, established by Ordinance 18115. The current "R-5" Residential Single-Family District converted from the previous "A" base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-40, R-3

Current Land Uses: Apartment Complex, Single-Family Residential

Direction: East

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-5, R-4

Current Land Uses: Single-Family Residential

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: West Terra Alta

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are a couple bus stops within walking distance on West Sunset Road and Broadway Street along Bus Routes 647 and 9.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: A Single-Family Dwelling requires a minimum of one (1) parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The "R-5" base zoning district permits single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Greater Airport Area Regional Center and is not located within a half-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential” in the land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There are single-family dwellings adjacent to the subject property.

3. Suitability as Presently Zoned:

The existing “R-5” base zoning district is appropriate for the surrounding area. The applicant is requesting the change in zoning in order to subdivide the lot and develop a single-family home on each of the two (2) lots.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There are single-family homes on either side of the subject property, and the requested zoning does not indicate likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The San Antonio International Airport Vicinity Plan designates the future land use of the property as “Low Density Residential,” and the requested zoning does not conflict with the designation.

6. Size of Tract:

The 0.1983 acre site is of sufficient size to accommodate the proposed development. The subject property is 8,640 square-feet which is not large enough to subdivide into two (2) 5,000 square-foot lots. This is the reason for the request to “R-4” which requires a minimum lot size of 4,000 square-feet.

7. Other Factors:

None.