



City of San Antonio

Agenda Memorandum

File Number:18-6257

Agenda Item Number: 9.

Agenda Date: 11/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018357

SUMMARY:

Current Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Two-Family Dwellings

Requested Zoning: "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: ZLatony Properties

Applicant: Marietta Hill

Representative: Marietta Hill

Location: 8107 Janda Susan Road

Legal Description: Lot 3 and Lot 4, NCB 11877

Total Acreage: 0.3581

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1952 and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-5" Residential Single-Family District. The property was rezoned from "R-5" to the current "R-5 CD" with Conditional Use for Two-Family Dwellings by Ordinance 2014-02-20-0111, dated February 20, 2014.

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: "R-5"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"AHOD"

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: Janda Susan Road

Existing Character: Local Street

Proposed Changes: 2012 Bond Project: to provide flooding relief to neighborhood streets and properties. This phase includes continuation of a storm drain system and reconstruction of affected streets which may include curbs, sidewalks and driveway approaches.

Thoroughfare: Ridgecrest Drive

Existing Character: Local Street

Proposed Changes: 2012 Bond Project: to provide flooding relief to neighborhood streets and properties. This phase includes continuation of a storm drain system and reconstruction of affected streets which may include curbs, sidewalks and driveway approaches.

Public Transit: VIA bus routes 9 and 209 are 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 for a single-family residence is 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 designations of “R-5 CD” which 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. The Conditional Use also permits Two-Family Dwellings on the subject property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Greater Airport Area Regional Center and is within 1/2/ of a mile of the Loop Premium Transit Corridor.

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 subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-3” 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. Although most of the surrounding properties are developed as single-family residences, there is wide range of individual lot sizes. The subject property consists of two lots that are each more than 7,000 square feet in size. Additionally, there are multi-family uses in the area.

3. Suitability as Presently Zoned:

The current “R-5 CD” is an appropriate base zoning for the property. The request “R-3” is also an appropriate base zoning for the property.

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 proposed rezoning is consistent with the goals and objectives of the San Antonio International Airport Vicinity Land Use Plan. The property was rezoned in 2014 from “R-5” to the current “R-5 CD” with Conditional Use for Two-Family Dwellings. The requested “R-3” base zoning will essentially permit the same density but will permit the houses to be built as single-family residences, instead of duplexes.

6. Size of Tract:

The subject properties are 0.3581 of an acre, which could accommodate multiple single-family residences.

7. Other Factors:

The subject property consists of two platted lots, one of which is developed as a single-family home (measuring approximately 1,140 square feet in size and built in 1958). The remaining lot is currently undeveloped.