City of San Antonio

Agenda Memorandum

File Number: 19-1460

Agenda Item Number: 21.

Agenda Date: 1/15/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z-2018-900065

SUMMARY:
Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 15, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Velma Development, LLC (c/o Gordon V. Hartman, President)

Applicant: Velma Development, LLC (c/o Gordon V. Hartman, President)

Representative: Brown & Ortiz, P./C. (C/O Daniel Ortiz)

Location: Generally located northwest of North Graytown Road and Boeing Drive

Legal Description: 66.47 acres out of NCB 16555

Total Acreage: 66.47 acres

Notices Mailed
Owners of Property within 200 feet: 19
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Randolph Air Force Base

Property Details

Property History: The property was annexed by the City of San Antonio in 1974 with Ordinance 43744 and in 1981 with Ordinance 70527 and was originally zoned as Temporary "R-1" One Family Residence District. The property was rezoned from Temporary "R-1" to "NP-10" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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: City of Converse
Current Land Uses: vacant land

Direction: East
Current Base Zoning: City of Schertz
Current Land Uses: Single Family Residential

Direction: South
Current Base Zoning: "NP-10"
Current Land Uses: Single Family Residential

Direction: West
Current Base Zoning: "NP-10"
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

Local: N Graytown Road
Existing Character: Local Street
Proposed Changes: None Known

Local: Boeing Drive
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the property.

Traffic Impact: A Traffic Impact Analysis (TIA) report may be required.

Parking Information:

The minimum parking required is1parking spaces per residential unit, with no maximum.

ISSUE:

None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "NP-10" which permits existing platted subdivisions which are substantially developed with single-family detached dwelling units (10,000 sq. ft. minimum lot size).

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not located within a half a mile of a Regional Center or 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.

The property is located within the I-10 East Corridor Neighborhood Community Perimeter Plan. The current land use is "Low Density Residential" and is consistent with the requested "R-4" base zoning.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The property is currently zoned "NP-10" which is a suitable zoning for the property and surrounding area.

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.

- Low Density Residential should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

- IH-10 East Corridor Overlay - promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric.

6. Size of Tract:
The property is 66.47 acres, which could accommodate the proposed residential development.

7. Other Factors:
The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.