



City of San Antonio

Agenda Memorandum

File Number: 19-1806

Agenda Item Number: Z-9.

Agenda Date: 2/21/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

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: February 19, 2019. This case is expedited to the February 21, 2019 City Council hearing.

Case Manager: Patricia Franco, Planner

Property Owner: Velma Development, LLC

Applicant: Velma Development, LLC

Representative: Brown & Ortiz, P.C.

Location: Generally located northwest of North Graytown Road and Boenig 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 zoned Temporary "A" Single Family Residence District. In 1989, with Ordinance 70527, the property was rezoned to "R-A" Residence Agriculture District. The property was converted from "R-A" 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: Boenig 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 is 1 parking 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. Zoning Commission recommendation pending the February 19, 2019 hearing.

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.

