



City of San Antonio

Agenda Memorandum

File Number:19-3685

Agenda Item Number: Z-5.

Agenda Date: 5/16/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700055

SUMMARY:

Current Zoning: "MXD AHOD" Mixed-Use Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 16, 2019

Case Manager: Mirko A. Maravi, Planner

Property Owner: PDI Development, Inc.

Applicant: Ruben Renteria

Representative: Nicholas Ramones, P.E.

Location: generally located in the 10500 block of West Vasquez Circle

Legal Description: Lots 31-51, Block 1, NCB 18225

Total Acreage: 4.378

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation, Randolph Air Force Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2017-08-31-0622, dated August 31, 2017.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "NP-10"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "MXD" and "R-4"

Current Land Uses: Vacant, Residential Single-Family

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Vacant

Overlay and Special District Information: None

Transportation

Thoroughfare: West Vasquez Circle

Existing Character: Local

Proposed Changes: None Known

Public Transit: No VIA bus routes are within walking distance of the subject property.

Traffic Impact: Mitigations from approved TIA #2009 TIA 0127. Mitigations maybe required to be constructed.

Parking Information: The minimum parking requirement for a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "MXD". To provide concentrated residential, retail, service, office, business park, and mixed uses. This district does not regulate land uses but, instead, permits any use to be established subject to an approved zoning site plan. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within any Regional Center or Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 IH-10 East Perimeter Plan and is currently designated as “Urban Living” in the future land use component of the plan. The requested “R-4” Residential Single-Family base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “MXD” Mixed Use Development District is not an appropriate zoning for the property and surrounding area. The lot size is not conducive to “MXD” development and the area appears to be developing as residential subdivisions.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the IH -10 East Perimeter Plan:

- Neighborhoods, Goal 2: Strengthen the use of the Neighborhood Planning Process and neighborhood plans.
- Goal 3: Compatibility of Land Uses Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

6. Size of Tract:

The subject property is 4.378 acres, which could reasonably 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.

The proposed zoning would accommodate approximately 48 homes not accounting for streets, sidewalks and other infrastructure and platting requirements.