



City of San Antonio

Agenda Memorandum

File Number:20-2467

Agenda Item Number: Z-15.

Agenda Date: 3/19/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z-2020-10700002

SUMMARY:

Current Zoning: "R-6 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: February 18, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Richard Severance

Applicant: Marcus Moreno

Representative: Marcus Moreno

Location: 14960 Judson Road

Legal Description: 5.224 acres out of NCB 17153

Total Acreage: 5.224

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Lookout Bluff Homeowners Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property was part of the original was annexed into the City of San Antonio on July 27, 1981 by Ordinance 53901 and was zoned "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District.

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: C-3

Current Land Uses: Gas Station

Direction: South

Current Base Zoning: C-2NA

Current Land Uses: Church

Direction: East

Current Base Zoning: R-4

Current Land Uses: Home

Direction: West

Current Base Zoning: C-3

Current Land Uses: Self Storage

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: Judson Road

Existing Character: Secondary Arterial Type A

Proposed Changes: Not Known

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

Routes Served: None.

Traffic Impact: A TIA report is not required.

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

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-6” Residential Single-Family provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The present zoning district designation of “R-4” Residential Single-Family provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not located within a 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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested "R-4" Residential Single-Family District 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 “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is also appropriate and provides additional housing options for the area.

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 North Sector Plan:

Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

- HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing

types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

- HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

6. Size of Tract:

The subject property is 5.224 acres, which could reasonably accommodate the proposed residential subdivision.

7. Other Factors:

The applicant seeks to rezone to create a small 32 unit “R-4” subdivision, similar to the existing “R-4” subdivision to the east.