



City of San Antonio

Agenda Memorandum

File Number:15-1810

Agenda Item Number: Z-7.

Agenda Date: 4/2/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015057

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 17, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Neighborhood Revitalization (Initiative Ltd) c/o Gordon V. Hartman

Applicant: KFW Engineers and Surveying (George Weron, P. E.)

Representative: KFW Engineers and Surveying (George Weron, P. E.)

Location: A portion of the 6900 - 7000 Block of Woodlake Parkway

Legal Description: 7.13 acres out of NCB 17738

Total Acreage: 7.13

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Planning Team: None-None

Applicable Agencies: None

Property Details

Property History: The subject property was originally annexed in 1996 and was originally zoned “Temp R-1” Single Family Residence District within a larger acreage tract (341.65 acres). In 2001 portions of the tract was zoned from “Temp R-1” to “R-3” Multiple Family Residence District, “R-5” Single Family Residence District, “R -7” Small Lot Residence District, and “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts of the subject property converted to the current “R-5” Residential Single Family, “R-6” Residential Single Family and “C-2” Commercial Districts. The subject property is not platted or developed in its current configuration.

Topography: The properties do not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North, Northeast, East, Southeast

Current Base Zoning: “R-5”, “MHP”, “R-6”, “R-4”

Current Land Uses: Manufactured Home Park, Vacant, Vacant

Direction: South, West

Current Base Zoning: “I-1”, “R-6”, “R-5”

Current Land Uses: Business, Vacant

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

Thoroughfare: Woodlake Parkway,

Existing Character: Secondary Arterial, Type A; one lane in each direction, center turn lane with Bike lanes and sidewalks on the east side of the Parkway

Proposed Changes: None known

Thoroughfare: Gibbs-Sprawl Road

Existing Character: Secondary Arterial, Type A; one lane in each direction

Proposed Changes: None known

Thoroughfare: Midcrown Drive East

Existing Character: Local, Type A, one lane in each direction, sidewalks on the north side of street.

Proposed Changes: None known

Public Transit: There is currently no public transit system nearby subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. No TIA is on file. A Traffic Engineer must be present at Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements for residential single family uses are determined by the total number of dwelling units.

Minimum Requirement: 1 spaces per unit.

Maximum Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff and Zoning Commission (9-0) recommend Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is not located within any adopted Neighborhood or Community Plan. The requested “R-4” base zoning district is consistent with the surrounding pattern of development.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. The proposed use will be compatible with the surrounding land uses and overall character of the community.

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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 7.13 acres in size, which adequately accommodates the uses permitted in “R-4”.

7. Other Factors:

None.