



City of San Antonio

Agenda Memorandum

File Number:15-2478

Agenda Item Number: Z-1.

Agenda Date: 5/7/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015130

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-3 PUD AHOD" Single-Family Residential Planned Unit Development Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Sandalwood LLC

Applicant: Juan M. Fernandez

Representative: Juan M. Fernandez

Location: 1427, 1435, 1443, and 1447 East Sandalwood Lane

Legal Description: Portion of Lots 39 and 40, NCB 11882

Total Acreage: 2.00

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Plan-1

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed by the City of San Antonio in 1952 and was originally zoned "A" Single-Family Residence District. Upon adoption of the 1965 Zoning Districts the "A" converted to the current "R-5" zoning classification.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: East and West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-2

Current Land Uses: Vacant Commercial

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: East Sandalwood Lane

Existing Character: Local Type A

Proposed Changes: None known

Thoroughfare: Teak Lane

Existing Character: Local Type A

Proposed Changes: None known

Public Transit: VIA bus route 647 operates along West Sunset Road with a bus stop at the corner of Teak Lane.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwelling: Single-family detached - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the “R-5” zoning district.

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 located within the San Antonio International Airport Vicinity Plan. The proposed zoning of “R-3 PUD” is consistent with the Low Density Residential future land use component of the plan.

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 existing “R-5” base zoning district and the proposed “R-3 PUD” is consistent with surrounding zoning and uses.

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.

6. Size of Tract:

The subject property is 2.00 acres in size, which is sufficient to accommodate a Planned Unit Development.

7. Other Factors:

San Antonio Aviation Department has reviewed the proposed zoning request and has stated that development of the site shall remain subject to all applicable restrictions of all airport zoning ordinances including Section 35-331 Airport Hazard Overlay District (AHOD) of the Unified Development Code. The maximum height of any proposed structure, crane, tower (of any type), building and/or trees within this area will be limited in accordance with the provisions of applicable ordinances as well as building design being required to comply with all restrictions concerning lighting, mirrored reflections, electrical and/or radio interference.

The Aviation Department strongly recommends that the construction of the site employ sound reducing construction techniques for any residences and the use of a Seller’s or Lessor’s disclosure of proximity to airport noise for each purchaser or lessee stating that the subject site is not eligible for federal assistance, but will still incur louder than average noise levels due to the proximity of the airport.