



City of San Antonio

Agenda Memorandum

File Number:15-3125

Agenda Item Number: 15.

Agenda Date: 5/19/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2015179

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2015

Case Manager: Ernest Brown, Planner

Property Owner: The Capital Foresight Limited Partnership, (by Naty Saidoff) and GB Development, LLC (Gil Berkovich)

Applicant: Chesmar Homes CT, LTD (by Bart Swider)

Representative: Bart Swider

Location: A portion of the 17400 Block of Judson Road

Legal Description: 15.65 acres out of NCB 17726

Total Acreage: 15.65

Notices Mailed

Owners of Property within 200 feet: 58

Registered Neighborhood Associations within 200 feet: Vista Neighborhood Association

Planning Team: North Sector Planning Team -39

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1995 and originally zoned “Temporary R-1”, Single Family Residence District. In 1996 the subject property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-2 AHOD” Commercial Airport Hazard Overlay District. The subject property is not platted in its current configuration. It is vacant and has not been developed.

Topography: The property may have an abnormal physical feature such as inclusion in a floodplain. The subject property may require a FEMA Study.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Gas Station

Direction: East

Current Base Zoning: “C-3”, “I-1”, “C-2”, “R-6”

Current Land Uses: Deck/Fence Supply, Water Craft Sales, vacant, Office, Service Center, Residential Single Family

Direction: South

Current Base Zoning: “C-2”, “R-5”

Current Land Uses: Parking Lot, Middle School

Direction: West

Current Base Zoning: “R-5”

Current Land Uses: Residential Single Family

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: Loop 1604

Existing Character: Freeway; two lanes each direction divided with two lanes one way access road both sides

Proposed Changes: None known

Thoroughfare: Judson Road, Knoll

Existing Character: Secondary Arterial, Type A; two lanes each direction and center turn lane with side walk on one side

Proposed Changes: None known

Thoroughfare: Knoll Creek

Existing Character: Secondary Arterial, Type A; two lanes each direction and directional center turn lane with side walk on both side

Proposed Changes: None known

Public Transit: There is no VIA transit route nearby the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Residential Mix.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

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 Analysis and Recommendation: Staff recommends 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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the Plan. The requested “RM-4” base district is consistent with the future use designation and surrounding land use.

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 “C-2” is appropriate zoning district for the area and is consistent with surrounding established Commercial land use and the North Sector Plan’s future designation land use.

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 measures 15.65 acres in size, which is sufficient to accommodate the proposed residential development and required parking.

7. Other Factors:

None.