



City of San Antonio

Agenda Memorandum

Agenda Date: September 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-107000198

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office, and "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Private School/Daycare

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Jeanene B. Pegg-Hundley Irrevocable Trust, Jeremiah Daniel Fern, Jung Holdings LLC

Applicant: KB Home

Representative: Ortiz McKnight, PLLC

Location: 4172, 4144, and 4188 Jung Road and 3951 Briar Hollow Street

Legal Description: Lot P-26F, Lot P-26J, Lot P-100, Lot P-126, Lot P-126A, Lot P-113, Lot P-26H, Lot P-29, Lot P-112A, Lot P-129, Lot P-137, NCB 17365, and Lots 34-35, Block 1, NCB 17363

Total Acreage: 24.849 acres

Notices Mailed

Owners of Property within 200 feet: 78

Registered Neighborhood Associations within 200 feet: Briarwick Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Aviation Department, Planning Department, Public Works Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 83132, dated December 30, 1995, and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 86429, dated August 14, 1997, and zoned “R-1” Single-Family Residence District and “R-1” CC Single-Family Residence District with special City Council approval for a private school/daycare. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District and the portion zoned “R-1” CC Single-Family Residence District with special City Council approval for a private school/daycare converted to the current “R-6 S” Residential Single-Family District with a Specific Use Authorization for a Private School/Daycare. The northern portion of the property was rezoned by Ordinance 2011-05-05-0364, dated May 5, 2011, to the current “R-6 CD” Residential Single-Family with a Conditional Use for a Professional Office.

Code & Permitting History:

There is no code enforcement or permitting history for the subject property.

Topography: A small portion of the northern piece of the property is within the 100 Year Floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, R-6

Current Land Uses: Vacant, Residential Dwellings

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant, Residential Dwellings

Direction: East

Current Base Zoning: R-6, C-3NA, R-5

Current Land Uses: Vacant, Residential Dwellings, Contracting Facility

Direction: West

Current Base Zoning: R-6, R-4, I-1, C-3NA, C-2NA CD

Current Land Uses: Residential Dwellings, Contracting Facility

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

The Planned Unit Development special district provides flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. A site plan is required for a rezoning to "PUD" that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

Transportation

Thoroughfare: Jung Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Chimney Springs Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Winter View Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There is no public transit within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for Dwelling- 1 Family is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-family District allows for single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

"R-4 S" Residential Single-family District allows for single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The Specific Use Authorization allows for a Private School/Daycare.

"R-4 CD" Residential Single-family District allows for single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The Conditional Use allows for a Professional Office.

Proposed Zoning: "R-3" Single-Family Residential District allows for single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

"PUD" Planned Unit Developments provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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

1. **Consistency:** The subject property is located within the San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "PUD R-3" 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. The proposed use is

consistent with the established development pattern of the surrounding area. Surrounding properties are “R-4” Residential Single-Family and “R-6” Residential Single-Family District.

3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District, “R-6 S” Residential Single-Family District with a Specific Use Authorization for Private School/Daycare, and “R-6 CD” Residential Single-Family with a Conditional Use for Professional Office are appropriate zonings for the property and surrounding area. The proposed "PUD R-3" Planned Unit Development Residential Single-Family District is also an appropriate zoning. The proposed is a 177-unit development and requires adherence to a site plan. It is located in an established residential area, off a local street. Additionally, the proposal is consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing population at all income levels.
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 request does not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF P2: Identify and support catalyst projects which include a mix of housing types for a range of income levels and which attract additional employment.
 - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Land Use Plan may include:

- Land Use Plan, Key themes, 5) preserving neighborhood integrity and preventing commercial encroachment.
6. **Size of Tract:** The subject property is 24.849 acres , which can reasonably accommodate the proposed residential development.
 7. **Other Factors:** The property is proposed for development of a residential subdivision with lot sizes of 3,000 square feet. At 24.849 acres, there could potentially be development of 360 lots. The applicant is proposing 177 lots with the rezoning.

Planned Unit Developments require a 20-foot perimeter setback.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The site plan indicates the construction of thirty-two (32) dwelling units.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, the Office of Historic Preservation has not received an application for demolition at this address and a demolition application with OHP will be required if demolition is a listed scope of work.