



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 21, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

ZONING CASE Z-2022-10700136

(Associated Plan Amendment PA-2022-11600043)

**SUMMARY:**

**Current Zoning:** “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** “PUD MF-18 AHOD” Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10-feet

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 21, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** Helvetia Asset Recovery, Inc.

**Applicant:** Killen, Griffin & Farrimond, PLLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 16950 Judson Road

**Legal Description:** Lot P-9A, NCB 17790

**Total Acreage:** 2.363

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Vista Neighborhood Association

**Applicable Agencies:** Parks Department

**Property Details**

**Property History:** The 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 to the "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:** A portion of subject property is located with the 100 Year Flood Plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-2 NA"

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Dwellings

**Direction:** West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Harris Middle School

**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:** Judson Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Chestnut View Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Mountain Vista Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are no bus route within proximity to the subject property.

**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502. A TIA Report is not required.

**Parking Information:** The minimum parking for single-family dwellings is 1 space per unit.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: “R-6” Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “PUD MF-18” Planned Unit Development Limited Density Multi-family District allows multi-family to a maximum of density of eighteen (18) units per acre. The “PUD” Planned Unit Development requires a site plan and a perimeter setback.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is within the Rolling Oaks Regional Center but not within 1/2 a mile of the 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 North Sector Plan and is currently designated as “Suburban Tier” and “Natural Tier” in the future land use component of the plan. The requested “PUD MF-18” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Suburban Tier”. Staff recommends Approval. The Planning Commission recommendation is pending the June 22, 2022 hearing.
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 zoned “R-6” Residential Single-Family and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “PUD MF-18” Planned Unit Development Limited Density Multi-Family is also appropriate. The proposed density is limited to 18 units per acre and a site plan with no more than 40 units. The proposed “PUD MF-18” Planned Unit Development Limited Density Multi-Family would be located along a secondary arterial street which can support some additional density and the request would provide an alternate housing option 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 request does not appear to conflict with any public policy objective of the North Sector Plan. HOU-1.1 Promote innovative allowances that expand the variety of housing types and embraces flexible standards. HOU-1.2 Encourage compatible residential growth patterns and transitions.
6. **Size of Tract:** The subject property is 2.363 acres, which could reasonably accommodate the proposed planned unit development.
7. **Other Factors:** The developer intends to build 20 duplexes for a total of 40 dwelling units.