



City of San Antonio

Legislation Details (With Text)

File #: 16-3861

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/5/2016

Title: ZONING CASE # Z2016177 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 9, NCB 10046, located at 506 Jackson-Keller Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016177 Location Map, 2. Site Plan Z2016177CD

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016177 CD

SUMMARY:

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

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 5, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Velia Meza-Canizalez

Applicant: Velia Meza-Canizalez

Representative: Velia Meza-Canizalez

Location: 506 Jackson Keller Road

Legal Description: Lot 9, NCB 10046

Total Acreage: 0.459

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: North Shearer Hills Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on August 31, 1950 and was originally zoned "A" Single Family District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-5" Single-Family Residential District.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-3, C-2, O-2, R-5

Current Land Uses: Retail Center, Restaurant, Office Building, Vacant Lot, Single Family Home.

Direction: East, South

Current Base Zoning: O-2, C-2, C-3, RM-4, R-5

Current Land Uses: Office Building, Commercial Retail, Auto Body Shop and Paint Business, Multi-family, duplexes, single-family homes

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: Jackson Keller Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: The VIA number 204 and 4 bus lines operates along Jackson Keller Road at San Pedro Road.

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: Professional Office: Minimum vehicle parking spaces 1 per 300 square feet of GFA. Maximum vehicle parking spaces 1 per 140 square feet of GFA.

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 subject property is located within the North Central Community Neighborhood Plan and is currently designated as Low Density Residential. The present and proposed zoning districts are consistent with the adopted land uses designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed rezoning to “R-5 CD” is appropriate for the subject property. The subject property location, adjacent to Jackson Keller Road and adjacent to other commercial properties, makes it appropriate for the “R-5 CD” Residential Single-Family District with a Conditional Use for a Professional Office.

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. The development of the subject property contributes toward the North Central Community Neighborhood Plan vision of compatibility and purpose of the plan by promoting future development that is compatible with existing neighborhoods.

6. Size of Tract:

The subject property is 0.459 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

The applicant is requesting the following condition for the hours of operation:

C. Business hours of operation shall not be permitted before 8:00 a.m. or after 6:00 p.m.