



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3588

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 6/5/2018

**Title:** ZONING CASE # Z2018180 CD (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 31, Block 7, NCB 9703, located at 254 Englewood Drive. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2018180 CD

**SUMMARY:**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**Requested Zoning:** "R-4 CD AHOD" Residential Single Family Airport Hazard Overlay District with Conditional Use for a Professional Office

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 5, 2018

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Viviana Villagomez

**Applicant:** Viviana Villagomez

**Representative:** Viviana Villagomez

**Location:** 254 Englewood Drive

**Legal Description:** Lot 31, Block 7, NCB 9703

**Total Acreage:** 0.27 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Dellview Area Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed on September 29, 1979 and was zoned “D” Apartment District (Ordinance 10545). Upon adoption of the Unified Development Code in May, 2001, the property converted to the current “MF-33” Multi-Family District (Ordinance 93881).

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Four-plex, Apartments

**Direction:** South

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Single-family dwelling

**Direction:** East

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Single-family dwelling

**Direction:** West

**Current Base Zoning:** “C-3NA”

**Current Land Uses:** Retail Center

**Overlay and Special District Information:** The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

**Transportation**

**Thoroughfare:** Vance Jackson Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Thoroughfare:** Englewood Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** The nearest VIA bus routes are the #96 and #296 and are within walking distance of 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:** Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. The current “MF-33” allows for multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, a row-house or zero lot line dwelling, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public/private schools, a college fraternity dwelling and off-campus school dormitory/housing.

**FISCAL IMPACT:**

None.

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

The subject property does not fall within a Regional Center and does not fall within proximity to 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 the approval criteria below.

**1. Consistency:**

The subject property is located within the Greater Dellview Community Plan and is currently designated as “Low Density Residential”. The requested “R-4” base zoning district is consistent with the adopted future land use plan and consistent with the existing single-family dwellings.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on the neighboring land in relation to the zoning change request as the request is a down zone and the subject property is situated on a corner lot.

**3. Suitability as Presently Zoned:**

The current “MF-33” base zoning district is an inappropriate use for the surrounding area as the future land use plan calls for “Low Density Residential” 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:**

Staff finds the request for zoning supports the plans goal to work to improve the quality and viability of

business ventures along the community's commercial corridors, to foster an environment that promotes, encourages and supports small business development and promotes an environment that plays a proactive role in ensuring the marketability and viability of existing housing stock in the face of changing community demographics.

**6. Size of Tract:**

The subject property totals 0.27 acres in size, which should reasonably accommodate the uses permitted in "R-4" base zoning district.

**7. Other Factors:**

The Conditional Use zoning procedure is designed to provide for a land use 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.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.