



City of San Antonio

Legislation Details (With Text)

File #: 18-2301

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/20/2018

Title: ZONING CASE # Z2018123 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 13, Block 2, NCB 8417, located at 232 Sherwood 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 Z2018123 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: March 20, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Careful Movers, Inc.

Applicant: Careful Movers, Inc.

Representative: Patrick Christensen

Location: 232 Sherwood Drive

Legal Description: Lot 13, Block 2, NCB 8417

Total Acreage: 0.943

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on May 13, 1940 (Ordinance 1845) and was zoned "A" Single Family District. The zoning then converted to the current "R-5" upon adoption of the Unified Development Code (Ordinance 93881) in May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Commercial Office Buildings

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "O-2", "C-2" and "R-5"

Current Land Uses: Office Buildings and Single-Family Residential

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: Sherwood Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Interstate Highway 10 West Access Road

Existing Character: Collector

Proposed Changes: None Known

Public Transit: The nearest VIA bus route is #96 and is 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 “R-5” Residential Single-Family District will allow a single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property does not fall within proximity to a Regional Center and is not 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 property is located within the Near Northwest Community Plan and is currently designated as “Low Density Residential”. The request for “R-5” base zoning district is consistent with the adopted future land use plan and the Conditional Use request for a Professional Office is consistent with the existing land use pattern along this corridor.

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 base zoning will remain residential and the current property is developed to accommodate an appropriate amount of off street parking for the proposed conditional use for a professional office.

3. Suitability as Presently Zoned:

The current “R-5” base zoning district is appropriate for the surrounding area as it developed with Residential Single-Family dwellings.

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 Plan Goal 2 for Economic Development to ensure the Near North West Community's corridors are filled with a mix of uses including professional offices, residences and busy shops.

6. Size of Tract:

The subject property totals 0.943 acres in size, which should reasonably accommodate the uses permitted in "R-5" with a Conditional Use for a Professional Office.

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.