



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3855

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/7/2019

**Title:** ZONING CASE Z-2019-10700066 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 32, Block 58, NCB 10567, located at 567 Cherry Ridge Drive. Staff recommends Approval. (Sara Serra, Planner,(210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

**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 Z 2019-10700066 CD

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 7, 2019

**Case Manager:** Sara Serra, Planner

**Property Owner:** Grace Ramos

**Applicant:** Grace Ramos

**Representative:** Grace Ramos

**Location:** 567 Cherry Ridge Drive

**Legal Description:** Lot 32, Block 58, NCB 10567

**Total Acreage:** 0.2059

**Notices Mailed**

**Owners of Property within 200 feet:** 21

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

**Applicable Agencies:** Texas Department of Transportation

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance number 18115, dated September 25, 1952, and originally was zoned as "B" Residence District. In 1965 it was converted to "R-7", and in 2001 was converted to "R-4" Residential Single Family District.

**Topography:** The property is not located within the 100-year flood plain

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-4"

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** "R-4"

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** "UZROW"

**Current Land Uses:** Highway Loop 410

**Overlay and Special District Information:**

"AHOD"

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:** Cherry Ridge

**Existing Character:** local

**Proposed Changes:** none

**Thoroughfare:** Northwest Loop 410

**Existing Character:** Highway access road

**Proposed Changes:** none

**Public Transit:** 551 (Looper Skip), 550 (Looper Skip)

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The minimum parking requirements required for professional office is one (1) space per tree hundred square foot industrial uses will depend on the specific type of development.

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district of “R-4”. The allowed used in “R-4” are Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, church, foster family home, nursery (1 acre minimum), public school.

**FISCAL IMPACT:**  
None.

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

The property is located within half a mile of a Premium Transit Corridor (Loop 410 Northwest).

**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 Area Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the future land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “R-4” Single family residential District is an appropriate zoning for the property and surrounding area. The proposed Conditional Use allows consideration of a professional office use and imposes the noted nonresidential use restriction for an “Office” use in a residential district.

**4. Health, Safety and Welfare:**

Staff found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Greater Dellview Area Community Plan:

- Goal 2: Neighborhood Commercial Revitalization
  - Objective 2.4: Small Business Development Foster an environment that promotes, encourages

and supports small business development

**6. Size of Tract:**

The subject property is 0.2059 acres, which could reasonably accommodate requested use.

**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.