



City of San Antonio

Legislation Details (With Text)

File #: 17-2930

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/2/2017

Title: ZONING CASE # Z2017126 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 Conditional Use for a Professional Office on the South 132.5 feet of Lot 3, Block 60, NCB 7210, located at 1030 Fresno Street. Staff recommends Approval with Conditions.

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 Z2017126 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 Conditional Use for Professional Office

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 2, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Rosario Montiel

Applicant: Rosario Montiel

Representative: Rosario Montiel

Location: 1030 Fresno Street

Legal Description: South 132.5 ft. of Lot 3, Block 60, NCB 7210

Total Acreage: 0.16

Notices Mailed

Owners of Property within 200 feet: 31

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

Applicable Agencies: None

Property Details

Property History: The property was annexed in May, 1940 (Ordinance 1845) and originally zoned “B” Residential District, following the adoption of Ordinance 20752, dated November 4, 1952. Following the adoption of the 2001 Unified Development Code (Ordinance 93881), the zoning of the property converted to the current “R-4” Residential District.

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: R-4, C-3NA

Current Land Uses: Residential/ Office

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: R-4, R-4 CD

Current Land Uses: Residential, TriPlex

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: Blanco Rd.

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Fresno Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus route 2 operates at the intersection of Blanco Road and Fresno Street to the East.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. Professional Office use requires a minimum of one parking space per 300 square feet of gross floor area and a maximum of one parking space per 140 square feet of gross floor area.

ISSUE:
None

ALTERNATIVES:
Denial of the requested zone change would result in the subject property retaining its current “R-4” Single Family base zoning district.

FISCAL IMPACT:
None

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval with conditions.

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 Greater Dellview Community Plan and is currently designated “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” Residential base zoning is consistent with both the established development pattern as well as the future land use plan.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

As the request is consistent with the future land use plan contained within the Greater Dellview Community Plan, staff finds that the request is not contrary to any stated public policy objective.

6. Size of Tract:

The 0.16 acre tract is of sufficient size for a professional office.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.

The following conditions per section 35-422 of the Unified Development Code applies to all conditional use requests in residential zoning districts:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding the (3) square feet in area may be permitted when attached to the front of the main structure
2. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
3. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.