



City of San Antonio

Legislation Details (With Text)

File #: 16-3917

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/5/2016

Title: ZONING CASE # Z2016181 CD (Council District 3): 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 11, Block 67, NCB 3335, located at 542 E. Highland Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-181 Location Map, 2. Z2016-181 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2016181 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: July 5, 2016

Case Manager: Erica Greene, Planner

Property Owner: Mike Arch

Applicant: Mike Arch

Representative: Mike Arch

Location: 542 East Highland Boulevard

Legal Description: Lot 11, Block 67, NCB 3335

Total Acreage: 0.1722

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

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: R-4

Current Land Uses: Parking Lot

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: R-4

Current Land Uses: Parking Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: 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: East Highland Boulevard

Existing Character: Collector Street

Proposed Changes: None

Thoroughfare: South Olive Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #642 within walking distance of the subject property.

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

Parking Information: Service: Professional Office requires a minimum of 1 per 300 sf GFA and a maximum of 1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

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 property is located within the West/Southwest Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "R-4" Residential Single-Family base zoning district with a Conditional Use for an office 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" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-4" which works in conjunction with surrounding single family dwellings in the zoning districts.

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 rezoning request does not appear to conflict with land use goals and strategies of the Highland Park Community Plan that encourages enhancing and improving the distinctive character of the Highlands neighborhoods and encourage compatible infill housing within the neighborhoods.

6. Size of Tract:

The subject property totals 0.1722 acres in size, which should reasonably accommodate the uses permitted in "R-4" Residential-Single Family District and the proposed Conditional Use for an office.

7. Other Factors:

The applicant proposes to renovate the existing home for use as an office building. The surrounding properties are zoned “R-4” Single-Family Residential District. The request to rezone the subject property with a Conditional Use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development. There are C-3 NA General Commercial Non-Alcoholic Sales District properties that will act as buffers to the rest of the neighborhood.

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.

Per Section 35-422 of the Unified Development Code, the following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

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.