



City of San Antonio

Legislation Details (With Text)

File #: 15-6072

Type: Zoning Case

In control: City Council A Session

On agenda: 12/17/2015

Title: ZONING CASE # Z2016009 CD (Council District 1): An Ordinance amending the Zoning District Boundary 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 0.1837 acres of land out of NCB 1997 located at 1406 West French Place. Staff recommends Approval. Zoning Commission recommends Approval, with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-009 Location Map, 2. Z2016009 CD Site Plan, 3. DRAFT ORDINANCE, 4. Ordinance 2015-12-17-1079

Date	Ver.	Action By	Action	Result
12/17/2015	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016009 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 a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 17, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Elizabeth Santos

Applicant: Elizabeth Santos

Representative: Elizabeth Santos

Location: 1406 West French Place

Legal Description: 0.1837 acres of land out of NCB 1997

Total Acreage: 0.1837

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Planning Team: Near Northwest - 17

Applicable Agencies: None

Property Details

Property History: The property is located within the original 36 square mile area of the City and was originally zoned "B" Residence District. Upon the adoption of the 2001 United Development Code, "B" Residence District converted to "R-4" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences and Freeway

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residencies

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: French Place

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: IH 10W

Existing Character: Freeway

Proposed Changes: None known.

Thoroughfare: West Ashby Place
Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: North Sabinas Street
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There is a VIA bus stop two blocks north at the corner of North Sabinas and Woodlawn Avenue. Routes 289 and 90 service the area.

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: Professional Office: Minimum 1 space per 300 sf. GFA. Maximum Parking Requirement: 1 space per 140 sf. GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the "R-4" Residential Single-Family District

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission (6-4) 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 Near Northwest Community Plan and is 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 adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

The proposed "R-4" zoning district is appropriate for the subject property's location due to its close proximity to other Single-Family 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:

The requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.1837 acres in size.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use within an area 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 granting of the zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning District with the specified Conditional Use provisions.

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 not 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 or office hours of operation shall not be permitted before 7:00 a.m. or after 9:00 p.m.