



City of San Antonio

Legislation Details (With Text)

File #: 15-4286
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/18/2015
Title: ZONING CASE # Z2015258 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 Conditional Use for Professional Office on Lot 58, Block 15, NCB 12072 located at 487 Maplewood Lane. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-258 CD Location Map, 2. Z2015258 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2015258 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 Conditional Use for a Professional Office

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 18, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Ezra Diaz

Applicant: Ezra Diaz

Representative: Brown & Ortiz (c/o James McKnight)

Location: 487 Maplewood Lane

Legal Description: Lot 58, Block 15, NCB 12072

Total Acreage: 0.1671

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Shearer Hills - Ridgeview Neighborhood Association

Planning Team: North Central Community Plan - 46

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property was originally annexed in 1952 and was zoned “Temporary A” Residential District. In 1965, the property was rezoned as “R-7”. Upon the adoption of the 2001 Unified Development Code, the zoning district converted to "R-5" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5 and C-2

Current Land Uses: Single-Family Residences, Retail, Apartments

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-4 and R-5

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: O-2

Current Land Uses: Corporate Offices

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: Maplewood Lane

Existing Character: Local Road; 1 lane each direction with sidewalks.

Proposed Changes: None

Thoroughfare: Jones Maltsberger Road

Existing Character: Secondary Arterial Type B; 2 lanes each direction, sidewalk on east side.

Proposed Changes: None

Public Transit: VIA bus route # 647 runs along Jones Maltsberger Road and the nearest stop is at Waxwood Lane and Jones Maltsberger Road.

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. The Site Plan meets minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-5” Residential Single-Family zoning designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 North Central Community Plan and is currently designated as Low Density Residential in the future land use plan. The base zoning district of “R-5” is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

The North Central Community Plan states that neighborhood commercial uses may be appropriate at the intersections of residential streets and collectors; however, such uses should not encroach into residential areas. The subject property meets the location criteria for neighborhood commercial uses; however, it would also constitute encroachment of commercial uses into an established residential neighborhood.

3. Suitability as Presently Zoned:

The existing single-family residential zoning is most appropriate for the subject property.

4. Health, Safety and Welfare:

Staff finds that likely adverse effects on the public health, safety, or welfare will result from the proposed request. Increased traffic resulting from a professional office in an established residential neighborhood would result in safety concerns for residential traffic and pedestrians.

5. Public Policy:

The zoning request does not appear to conflict with public policy objectives.

6. Size of Tract:

The subject property is sufficient size to accommodate its use as a single-family residential home.

7. Other Factors:

The conditional 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.

Should the Conditional Use be approved, 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 6:00 p.m.