



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1695

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 2/16/2016

**Title:** ZONING CASE # Z2016081 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 Conditional Use for a Professional Office on the East half of Lot 11 and Lot 12, Block 48, NCB 3316 located at 646 East Rigsby Avenue. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-081-Location Map, 2. Z2016081 CD-Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2016081 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:** February 16, 2016

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Acclaimed Insurance Strategies of Texas, Inc.

**Applicant:** Jose A. Martinez

**Representative:** Jose A. Martinez

**Location:** 646 East Rigsby Avenue

**Legal Description:** East half of Lot 11 and Lot 12, Block 48, NCB 3316

**Total Acreage:** 0.2583

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Highland Park NA

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the City limits as recognized in 1938 and was originally zoned “B” Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning was converted to the current “R-4” Single-Family Residential 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:** Elementary School, Single-Family Residences

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Apartment, Single-Family Residences

**Direction:** South

**Current Base Zoning:** R-4, R-6 S

**Current Land Uses:** Single-Family Residences, Daycare Center

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Residences

**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:** IH-10

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Thoroughfare:** New Braunfels Avenue

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None known.

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Connector Street

**Proposed Changes:** None known

**Thoroughfare:** Kayton Avenue

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is a VIA bus stop in front of the subject property at the corner of Rigsby Avenue and New Braunfels Avenue. Routes 230, 30 and 20 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.

**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 Highlands 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 0.2583 acres in size.

**Other Factors:**

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.