



City of San Antonio

Legislation Details (With Text)

File #: 18-2397
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/20/2018
Title: (Continued from 03/06/18) ZONING CASE # Z2018101 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 a Conditional Use for a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Approval.
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 Z2018101 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: March 20, 2018. This case is continued from the March 6, 2018 Zoning hearing.

Case Manager: Kayla Leal, Planner

Property Owner: Maria Aguirre

Applicant: Roger Jimenez

Representative: Roger Jimenez

Location: 273 Redrock Drive

Legal Description: Lot 1, Block 3, NCB 10024

Total Acreage: 0.1675

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: North Central Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio on January 11, 1951, established by Ordinance 13809 and zoned "B" Two Family Residence. The current "R-4" Residential Single-Family District converted from the previous "B" district upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is located within a Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4, R-4 CD

Current Land Uses: Single-Family Residential, Office

Direction: West

Current Base Zoning: C-2

Current Land Uses: Retail Center

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: Redrock Drive

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: There are a few bus stops within walking distance of the subject property. They are on West Avenue along Bus Routes 296, 505, and 97.

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

Parking Information: A Professional Office requires a minimum of one (1) parking space per every 300 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per every 140 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-4” base zoning district permits single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

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 subject property is located within the Greater Dellview Area Community Plan and is currently designated as “Low Density Residential” in the 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 not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The subject property is located along West Avenue which is a commercial corridor. With the corner location of the subject property, a professional office does not display evidence of adverse impacts on neighboring lands.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. The surrounding uses are predominately single-family residential uses.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The subject property is along a Secondary Arterial which has other commercial and office uses along the corridor.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request maintains the base zoning district of “R-4” Residential Single-Family and

6. Size of Tract:

The 0.1675 acre site is of sufficient size to accommodate the proposed development. There is an existing structure on the property, and is of sufficient size for a professional office.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use 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 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 no 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 hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.