



City of San Antonio

Legislation Details (With Text)

File #: 18-5155
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/18/2018
Title: ZONING CASE # Z2018309 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on 0.4304 acres out of NCB 11889, located at 106 East Sunset Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z2018309

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 18, 2018. This case is expedited to the City Council meeting of October 4, 2018.

Case Manager: Daniel Hazlett, Planner

Property Owner: John Know and Lillian Knox

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 106 East Sunset Road

Legal Description: 0.4304 acres out of NCB 11889

Total Acreage: 0.4304

Notices Mailed

Owners of Property within 200 feet: 80 (64 Condo Owners)

Registered Neighborhood Associations within 200 feet: Oak Park Northwood Neighborhood Association

Applicable Agencies: San Antonio International Airport

Property Details

Property History: The property was annexed into the City of San Antonio and zoned "A" Residence District by Ordinance 2941, dated December 29, 1945. The property converted from "A" to the current "R-5" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2", "O-2"

Current Land Uses: Salon and Spa, Single-Family Residence

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: "C-1"

Current Land Uses: Condominiums

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Office Building

Overlay and Special District Information:

"AHOD"

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 Sunset Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: North New Braunfels Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 9, 209 and 647 are adjacent to the subject property.

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

Parking Information:

The minimum parking required for a Medical Office is 1 parking space per 400 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-5” which permits single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

A portion of the property falls within the Greater Airport Area Regional Center. The property is not within a ½ of a mile of 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 Northeast Inner Loop Neighborhood Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “O-1” base zoning district 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. The “C-2” property on the opposite corner is used for professional offices as well.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single-Family District is appropriate zoning for the property but the future land use is “Neighborhood Commercial” which is not consistent with the current base zoning. The requested “O-1” is more appropriate for the subject property as well and is consistent with the future land use designation.

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 property is located within the Northeast Inner Loop Neighborhood Plan. The proposed rezoning is consistent with the goals and objectives of the plan. The property is situated at the corner of East Sunset Road and Broadway Street, which is a secondary arterial. The property is also on the periphery of the neighborhood which makes the requested “O-1” Office District appropriate. The plan emphasizes the desire to attract new businesses along commercial corridors such as Broadway Street and Austin Highway. Furthermore, the property is currently classified as “Neighborhood Commercial” which is not in agreement with the current base zoning of “R-5” Residential Single-Family District.

6. Size of Tract:

The subject property is 0.4304 of an acre, which could accommodate the proposed doctor’s office.

7. Other Factors:

The subject property is located within the San Antonio International Airport Awareness Zone. In accordance with the signed Memorandum of Understanding, the airport was notified of the proposed request.