



City of San Antonio

Legislation Details (With Text)

File #: 19-8123
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/5/2019
Title: ZONING CASE Z-2019-10700247 CD (Council District 9): 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 a Conditional Use for a Library (Private) on Lot 35, Block 13, NCB 13162, located at 903 Melissa Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700252) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services)
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: 9

SUBJECT:
Zoning Case Z2019-10700247 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 a Conditional Use for a Library (Private)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 5, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: Fourth Church of Christ

Applicant: San Antonio Genealogical and Historical Society

Representative: Stephen Mabie, President of San Antonio Genealogical and Historical Society

Location: 903 Melissa Drive

Legal Description: Lot 35, Block 13, NCB 13162

Total Acreage: 0.657 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property is currently a vacant church. It was annexed into the city on September 25, 1952, according to Ordinance 18115 and zoned "A" Single family District. The current "R-5" zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); the "R-5" Residential Single-Family District converted from the previous "A" Single family District.

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: "RM-4" and "R-5"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "RM-4" and "R-5"

Current Land Uses: Single-family dwellings, multi-family apartments

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: "R-5" and "R-5 CD"

Current Land Uses: Single-family dwellings, library

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: Melissa Drive

Existing Character: Local

Proposed Changes: None

Thoroughfare: Blanco Road
Existing Character: Secondary Arterial A
Proposed Changes: None

Public Transit: There is a VIA bus route within walking distance of the subject property.

Route: 2

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: The minimum parking requirement for a library is 1 space per 300 square feet of ground floor area.

ISSUE:
None.

ALTERNATIVES:

Current: The current “R-5” Residential Single-Family district provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “R-5” Residential Single-Family district provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

The proposed Conditional Use (CD) allows for consideration of a library.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is within a regional center and within 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-5” Residential Single-Family is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The base zoning district is remaining the same for each lot. The "CD" Conditional Use allows consideration of a Library. The standard conditions for non-residential uses in a residential district would apply.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

Goal 1: Protect the quality of life of residents including health, safety, and welfare

Objective 1.1: Protect integrity of existing residential neighborhoods and prevent excessive noise pollution and other airport hazards

Objective 2.2: Encourage commercial development that respects the integrity of existing residential development

6. Size of Tract:

The subject property is 0.6577 acres, which could reasonably accommodate a library.

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 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.

The property owner next door, San Antonio Geological and Historical Society, is in the process of purchasing the subject property. Their property at 911 Melissa Drive was zoned "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Library, established by Ordinance 20030018, dated March 27 2003.