



# City of San Antonio

## Agenda Memorandum

**File Number:**17-2930

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**Agenda Item Number:** 4.

**Agenda Date:** 5/2/2017

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2017126 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 Professional Office

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 2, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Rosario Montiel

**Applicant:** Rosario Montiel

**Representative:** Rosario Montiel

**Location:** 1030 Fresno Street

**Legal Description:** South 132.5 ft. of Lot 3, Block 60, NCB 7210

**Total Acreage:** 0.16

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** Central Los Angeles Heights Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed in May, 1940 (Ordinance 1845) and originally zoned “B” Residential District, following the adoption of Ordinance 20752, dated November 4, 1952. Following the adoption of the 2001 Unified Development Code (Ordinance 93881), the zoning of the property converted to the current “R-4” Residential District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4, C-3NA

**Current Land Uses:** Residential/ Office

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Residential

**Direction:** West

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

**Current Land Uses:** Residential, TriPlex

**Overlay and Special District Information:** The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

**Transportation**

**Thoroughfare:** Blanco Rd.

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Fresno Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known

**Public Transit:** VIA bus route 2 operates at the intersection of Blanco Road and Fresno Street to the East.

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

**Parking Information:** Parking requirements are determined by use. Professional Office use requires a minimum of one parking space per 300 square feet of gross floor area and a maximum of one parking space per 140 square feet of gross floor area.

**ISSUE:**

None

**ALTERNATIVES:**

Denial of the requested zone change would result in the subject property retaining its current “R-4” Single Family base zoning district.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval with conditions.

**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 Greater Dellview Community Plan and is currently designated “Low Density Residential” in the future land use component of the plan. The requested “R-4” 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.

**3. Suitability as Presently Zoned:**

The current “R-4” Residential base zoning is consistent with both the established development pattern as well as the future land use plan.

**4. Health, Safety and Welfare:** Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

As the request is consistent with the future land use plan contained within the Greater Dellview Community Plan, staff finds that the request is not contrary to any stated public policy objective.

**6. Size of Tract:**

The 0.16 acre tract is of sufficient size for a professional office.

**7. Other Factors:**

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.

The following conditions per section 35-422 of the Unified Development Code applies to all conditional use requests in residential zoning districts:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding the (3) square feet in area may be permitted when attached to the front of the main structure
2. No construction features shall be permitted which would place the structure out of character with the

- surrounding residential neighborhood.
3. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.