



City of San Antonio

Agenda Memorandum

File Number:18-3012

Agenda Item Number: Z-19.

Agenda Date: 5/17/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018152 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 Conditional Use for a Medical Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 17, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Alisa V. Godfrey

Applicant: Alisa V. Godfrey

Representative: Patrick Christensen

Location: 7215 West Beverly Mae Drive

Legal Description: Lot 58, Block 4, NCB 11614

Total Acreage: 0.38 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Dream Hill Estates Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on September 25, 1952 (Ordinance 18115) and was zoned "A" Single Family District. Upon adoption of the Unified Development Code on May 3, 2001, the property converted to the current "R-5" Residential Single- Family.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "NC" and "MF-33"

Current Land Uses: Dental Office and Activity Center

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Residential

Direction: East

Current Base Zoning: "C-1"

Current Land Uses: Health Care Center

Direction: West

Current Base Zoning: "R-5" and "C-1"

Current Land Uses: Residential and Offices

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: Babcock Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known.

Thoroughfare: West Beverly Mae Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: The nearest VIA bus route is the #520, #522 and #534 and are within walking distance of 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: Parking requirements are determined by use: Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “R-5” base zoning allows for single-family dwelling (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:

The subject property is within the Medical Center Regional Center and falls within the Metro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 North Sector Plan and is currently designated as “Rural Estate Tier”. The request for “R-5” base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request as the subject property acts as an appropriate buffer between the existing commercial business facing a high traffic corridor and additional parking/ driveway will be added at the rear.

3. Suitability as Presently Zoned:

The current “R-5” base zoning district is appropriate for the surrounding area, as is the request for a Conditional Use. The surrounding area is mixed with commercial and 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 rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan to support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.

6. Size of Tract:

The subject property totals 0.38 acres in size, which should reasonably accommodate the requested Conditional Use to the “R-5” base zoning district.

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.

