



City of San Antonio

Agenda Memorandum

File Number:19-3855

Agenda Item Number: 11.

Agenda Date: 5/7/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z 2019-10700066 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: May 7, 2019

Case Manager: Sara Serra, Planner

Property Owner: Grace Ramos

Applicant: Grace Ramos

Representative: Grace Ramos

Location: 567 Cherry Ridge Drive

Legal Description: Lot 32, Block 58, NCB 10567

Total Acreage: 0.2059

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Dellview Area Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance number 18115, dated September 25, 1952, and originally was zoned as "B" Residence District. In 1965 it was converted to "R-7", and in 2001 was converted to "R-4" Residential Single Family District.

Topography: The property is not located within the 100-year flood plain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Residential

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: "UZROW"

Current Land Uses: Highway Loop 410

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: Cherry Ridge

Existing Character: local

Proposed Changes: none

Thoroughfare: Northwest Loop 410

Existing Character: Highway access road

Proposed Changes: none

Public Transit: 551 (Looper Skip), 550 (Looper Skip)

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirements required for professional office is one (1) space per tree hundred square foot industrial uses will depend on the specific type of development.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of “R-4”. The allowed uses in “R-4” are Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, church, foster family home, nursery (1 acre minimum), public school.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within half a mile of a Premium Transit Corridor (Loop 410 Northwest).

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 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” Single family residential District is an appropriate zoning for the property and surrounding area. The proposed Conditional Use allows consideration of a professional office use and imposes the noted nonresidential use restriction for an “Office” use in a residential district.

4. Health, Safety and Welfare:

Staff found no 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 Greater Dellview Area Community Plan:

- Goal 2: Neighborhood Commercial Revitalization
 - Objective 2.4: Small Business Development Foster an environment that promotes, encourages and supports small business development

6. Size of Tract:

The subject property is 0.2059 acres, which could reasonably accommodate requested use.

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.