



City of San Antonio

Agenda Memorandum

File Number:20-3709

Agenda Item Number: 17.

Agenda Date: 6/16/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2020-10700116 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 a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2020

Case Manager: Victoria Castro, Planner

Property Owner: MEXUSA Law Firm PLLC

Applicant: MEXUSA Law Firm PLLC

Representative: MEXUSA Law Firm PLLC

Location: 222 Vance Jackson Road

Legal Description: Lot 1, Block 52, NCB 8456

Total Acreage: 0.2726

Notices Mailed

Owners of Property within 200 feet: 25

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

Applicable Agencies: None

Property Details

Property History: The property was annexed by Ordinance 1845 on May 13, 1940 and zoned “B” Duplex District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B” Duplex District converted to the current “R-4” Residential 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: “R-4”

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “C-3” and “C-3”

Current Land Uses: Light Manufacturing Company (Vacant), Burger King and Cavallini Stained Glass

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: Vance Jackson Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Buena Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: 95, 96 and 100

Traffic Impact: Traffic Impact Analysis (TIA) can't be determined at this time.

Parking Information: The minimum parking requirement for storage is 1 parking space per 300 square foot of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “R-4” is designed to allow a Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed: The current zoning district designation of “R-4 CD” is designed to allow a Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The Conditional Use would allow for Professional Office.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center and is not 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 Near Northwest Community Plan and is currently designated as “Urban Low Density Residential” in the land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use maintains the current “R-4” base zoning district and is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. The proposed “R-4 CD” maintains the base and the “CD” Conditional Use allows consideration of a Professional Office.

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 request does not appear to conflict with any public policy objective of the Near Northwest Community Plan, which encourages the following:

Goal 2 - Economic Development

Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

Objective 2.2: Business Development

Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

6. Size of Tract:

The 0.2726 acre site is of sufficient size to accommodate the proposed residential use and professional office.

7. Other Factors:

The applicant is requesting to rezone to a Professional Office.

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.