



City of San Antonio

Legislation Details (With Text)

File #: 20-5315

Type: Zoning Case

In control: City Council A Session

On agenda: 10/1/2020

Title: ZONING CASE Z-2020-10700164 S (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District and "R-6 H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District to "R-6 S H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility and "R-6 S H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA 2020-11600057)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan, 3. Draft Ordinance, 4. Zoning Minutes, 5. Ordinance 2020-10-01-0722

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2020-10700164 S
(Associated Plan Amendment 2020-11600057)

SUMMARY:

Current Zoning: "R-6 H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District and "R-6 H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District

Requested Zoning: "R-6 S H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility and "R-6 S H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2020. This case is continued from the August 18, 2020

hearing.

Case Manager: Justin Malone, Planner

Property Owner: Fritz Norman, Bill Gisler, and Karl Barsun

Applicant: Andrew Bencoster

Representative: Roxanna Garza

Location: 2507 Fredericksburg Road

Legal Description: Lots 18-23 and the east 40-feet of Lot 17, Block 17, NCB 6707

Total Acreage: 1.2311

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Monticello Park Neighborhood Association, Los Angeles Heights Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original thirty-six (36) square miles of San Antonio and was originally zoned “A” Single Family District. The subject property was rezoned from “A” Single Family District to “R-1” Single-Family Residence District on November 20, 1986 by Ordinance 64079. The subject property converted from “R-1” Residence District to “R-6” Residential Single-Family with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

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: “C-3”, “C-3 NA”

Current Land Uses: Car Wash, Parking Lot

Direction: South

Current Base Zoning: “R-6”, “C-2 NA”

Current Land Uses: Residential, Office

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Residential

Direction: West

Current Base Zoning: “C-2 CD”, “C-2”

Current Land Uses: Television Retail Store, Tire Retail Store, Temp Agency

Overlay and Special District Information:

"H"

The surrounding properties are located in the Monticello Park Historic District, which was adopted in 1995. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"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: Fredericksburg Road

Existing Character: Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 95, 96, 97, 296

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

Parking Information: The parking requirement for a day care center is one (1) parking space per 375 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "R-6" Residential Single-Family are designed to provide 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 commercial businesses along the Fredericksburg Road corridor. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed rezoning maintains the base zoning district and adds an "S" for a Specific Use Authorization for a Childcare Facility.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a regional center and is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval, pending Plan Amendment.

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 “Community Commercial” in the future land use component of the plan. The requested “R-6” base-zoning district is not consistent with the future land use designation.

The applicant has requested a Plan Amendment to “Low Density Residential.” Staff and Planning Commission recommend Approval.

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 is consistent with the established development pattern of the surrounding area and along the arterial corridor.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family base zoning is appropriate for the surrounding area. The proposed “S” is suitable to the area and would allow the applicant to proceed with the licensed childcare center.

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 Near Northwest Community Plan.

Analysis:

The subject property has the base zone of “R-6” Residential Single-Family District and the applicant is requesting a Specific Use Authorization for a Licensed Child Care Center. The subject property is located within the Near Northwest Community Plan and SA Tomorrow’s Near North Community Plan. The future land use for the subject property is “Community Commercial” which allows for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial uses are intended to support neighboring residential areas. Surrounding base zoning districts include “R-6”, “C-2”, and “C-3”.

Relevant Near Northwest Community Plan goals/policies:

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 business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

This subject property is located along a major arterial and adjacent to an existing commercial area (Fredericksburg Road Deco District). Also, the proposal is generally consistent with the above listed goals and

policies of the Near Northwest Community Plan, as well as the SA Tomorrow Comprehensive Plan.

6. Size of Tract:

The subject property is 1.2311 acres, which could reasonably accommodate a Day Care Center.

7. Other Factors:

The applicant's intended use of this property is to establish a licensed childcare center providing services to 56 children, ages 6 weeks to 3 years of age. This location will have a central kitchen to provide breakfast, lunch, and snack to the children enrolled. An age appropriate playground will also be installed.

This property is located within the Monticello Park Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for associated work.