



City of San Antonio

Legislation Details (With Text)

File #: 15-1498

Type: Zoning Case

In control: City Council A Session

On agenda: 3/5/2015

Title: ZONING CASE # Z2015080 CD (District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than 12 residents on Lots 14 and 15, Block 107, NCB 7205 located at 1013 Clower Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-080_Location Map, 2. Z2015080_Site Plan New, 3. Z2015080_CD_Minutes, 4. DRAFT ORDINANCE

Date	Ver.	Action By	Action	Result
3/5/2015	1	City Council A Session	Motion to Cont/Post	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015080 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 an Assisted Living Facility with no more than 12 residents

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Los Angeles Heights Properties, LLC (by Leonel Reyes Jr. Member)

Applicant: Eduardo Garcia

Representative: Eduardo Garcia

Location: 1013 Clower Street

Legal Description: Lots 14 and 15, Block 107, NCB 7205

Total Acreage: 0.3214

Notices Mailed

Owners of Property within 200 feet: 36

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

Planning Team: Dellview Planning Team-27

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned under the 1938 ordinance "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single Family zoning district. The subject property was platted in 1910 (volume 105, page 284 of the Deed and Plat Records of Bexar County, Texas). The subject property is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North, East, South and West

Current Base Zoning: "R-4"

Current Land Uses: Single Family Residences

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: Grant Avenue, West Hermosa, and Clower Street

Existing Character: Local, Type A; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest VIA bus stop is located at the southeast intersection of Michigan Avenue and Clower Street west of the subject property. Bus route 651 operates along Michigan Avenue.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to an assisted living facility with no more than 12 residents Assisted living Facility no more than 12 - Minimum Parking Requirement: 0.3 per resident; Maximum Parking Requirement: 1 per resident.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the “R-4” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 Greater Dellview Area Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The proposed zoning change does not require a plan amendment. The base zoning is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds the “R-4 CD” to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the increase in residents in the single family residence. The application of a conditional use provides varying degrees of use density that could exist within a predominantly single-family district.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.3214 of an acre in size, which is sufficient to accommodate development and required parking.

7. Other Factors:

None.