



City of San Antonio

Legislation Details (With Text)

File #: 15-4205
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/4/2015
Title: ZONING CASE # Z2015247 CD S (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with Conditional Use for a Professional Office and "R-6 S" Residential Single-Family with Specific Use Authorization for a Day Care Center on 3.211 acres of land out of NCB 18290, located at 10614 Old Prue Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015247 CD S Location Map, 2. Z2015247 CD S Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2015247 CD S

SUMMARY:
Current Zoning: "R-6" Single-Family Residential District

Requested Zoning: "R-6 CD" Residential Single-Family District with Conditional Use for Professional Office and "R-6 S" Residential Single-Family District with a Specific Use Authorization for a Day Care Center.

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 4, 2015

Case Manager: Kristin Flores, Planner

Property Owner: SFLF Prue

Applicant: Alan Apicella

Representative: Alan Apicella

Location: 10614 Old Prue Road

Legal Description: 3.211 acres of land out of NCB 18290

Total Acreage: 3.211

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None.

Planning Team: None.

Applicable Agencies: None.

Property Details

Property History: Following the Ordinance 79039, dated November 3, 1993, the subject property was annexed into the City of San Antonio and zoned “R-1” Single-Family District. The current “R-6” base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code established by Ordinance 93881, dated May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6 PUD

Current Land Uses: Single-Family Homes

Direction: East

Current Base Zoning: R-6 PUD

Current Land Uses: Vacant

Direction: South

Current Base Zoning: R-6 PUD

Current Land Uses: Single-Family Homes

Direction: West

Current Base Zoning: C-2

Current Land Uses: Elementary School

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Old Prue Road

Existing Character: Minor, 1 lane in each direction

Proposed Changes: None.

Thoroughfare: Prue Road

Existing Character: Minor, Second Arterial A, 1 lane in each direction

Proposed Changes: None.

Public Transit: The nearest VIA transit lines 603 and 605 run along Prue Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

Parking Information: The subject property designated for a Day Care Center must provide a minimum of 1 space per 375 square feet GFA or a maximum of 1.5 parking spaces per 375 square feet GFA. The subject property designated for Office Space must provide a minimum of 1 space per 300 square feet GFA or a maximum of 140 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property retaining its current “R-6” Single-Family Residential base zoning district.

FISCAL IMPACT:

None.

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 Huebner/Leon Creeks Neighborhood Plan and is “Low Density Residential” in the future land use plan. The requested base district of “R-6” is consistent with the future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found there is likely to be increased traffic during peak hours and this could cause adverse impacts on neighboring lands.

3. Suitability as Presently Zoned:

The existing “R-6” Single Family Residential base zoning is appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any adverse effects on the public health, safety or welfare.

5. Public Policy:

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

6. Size of Tract:

3.211

7. Other Factors:

The Conditional Use zoning procedure is designed to provide a land use within an area 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. If the proposed request is approved, the granting of conditional zoning shall only be for the conditional use named in the ordinance approving Conditional Use zoning district provisions.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

Staff recommends the following conditions if Specific Use Authorization is approved:

1. An eight foot tall, solid screen privacy fence shall be maintained where the subject property abuts residential zoning or uses.
2. A five foot buffer shall be maintained where the subject property abuts residential zoning or uses.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut off fixtures.
4. No outdoor speakers or amplification systems shall be permitted