



City of San Antonio

Legislation Details (With Text)

File #: 15-4804
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/15/2015
Title: ZONING CASE # Z2015279 CD (Council District 7): A request for a change in zoning from "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to sixteen (16) residents to "R-4 CD" Residential Single-Family District with a Conditional Use for a Nursing Facility with up to thirty-two (32) Residents on approximately 2.19 acres of land out of NCB 18553 located in the 8900 Block of Guilbeau Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-279 CD Location Map, 2. Z2015279 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2015279 CD

SUMMARY:
Current Zoning: "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to Sixteen (16) Residents

Requested Zoning: "R-4 CD" Residential Single-Family District with a Conditional Use for a Nursing Facility with up to Thirty-two (32) Residents

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 15, 2015. This case has been expedited to the September 17, 2015 City Council meeting.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Esther Gheliuc and Steve Gheliuc

Applicant: Florin Gheliuc

Representative: Torres Engineering P.C.

Location: 8900 Block of Guilbeau Road

Legal Description: 2.19 acres of land out of NCB 18553

Total Acreage: 2.19

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Braun Station West Community Improvement Association

Planning Team: Northwest Community Planning Team-23

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1985 and originally zoned “Temporary R-1”, Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single Family District. In 2007 the subject property was rezoned to “R-4” Residential Single Family. On June 18, 2015, the subject property was rezoned to "R-4 CD" Residential Single-Family District with a Conditional Use for Assisted Living Facility with up to Sixteen (16) Residents. There is currently an application to subdivide the property into two lots. At this time, the property is vacant and has not been developed.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, East, South

Current Base Zoning: “R-6”

Current Land Uses: Single Family Residence

Direction: West

Current Base Zoning: “MF-33”, “R-6”

Current Land Uses: Vacant, Church

Transportation

Thoroughfare: Guilbeau Road

Existing Character: Secondary Arterial, Type A; two lanes each direction, with sidewalks both sides.

Proposed Changes: None known

Thoroughfare: Rolling Stone, Brightstone

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 806 line, which operate along Guilbeau Road, and is front of the subject property.

Traffic Impact: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Nursing Facility for up to 32 Residents.

Minimum Parking Requirement: 0.3 per bed;

Maximum Parking Requirement: 1 per bed.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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 property is located within the Northwest Community Plan and is currently designated as Low Density Residential in the future land use component of the Plan. The requested “R-4” base district is consistent with the future land use designation. Although the Major Thoroughfare Plan discourages residential development on major thoroughfares, the proposed use can be accommodated with a Conditional Use for a Nursing Facility.

2. Adverse Impacts on Neighboring Lands:

Staff has found no 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 neighborhood.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is not appropriate for the subject property based on its location on a major thoroughfare. The surrounding area consists of mostly neighborhood commercial uses along Guilbeau Road.

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

6. Size of Tract:

The subject property is 2.19 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.

