



City of San Antonio

Legislation Details (With Text)

File #: 16-5569
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/1/2016
Title: ZONING CASE # Z2016281 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility for up to 12 residents on Lot 7, Block 8, NCB 13325, located at 1415 Grey Oak Drive. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Zoning Case Z2016281

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility for up to 12 residents

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 1, 2016

Case Manager: Nylicah Acosta, Planner

Property Owner: Amanda Fly

Applicant: Amanda Fly

Representative: Amanda Fly

Location: 1415 Grey Oak Drive

Legal Description: Lot 7, Block 8, NCB 13325

Total Acreage: 0.344 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills Neighborhood Association.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952. The property was previously zoned "A" Single Family District, and upon adoption of the 2001 Unified Development Code, the "A" base zoning district converted to the current "R-5" Residential Single-Family District.

Topography: The property is within the Edwards Aquifer transition zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Single Family Residences

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-5

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: Grey Oak Drive

Existing Character: Local Road.

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within close proximity of the subject property.

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

Parking Information: Assisted Living- Minimum Vehicle Spaces: 0.3 per room. Maximum Vehicle Spaces: 1 per Room.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-5" Residential Single-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-5" Residential Single-Family base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

The property fails to provide any unique conditions that justifies allowing for a conditional use. An assisted living facility with up to twelve residents is too intense of a commercial use for the residential location of this property.

3. Suitability as Presently Zoned:

The current "R-5" base zoning district is appropriate for the subject property's location. The property is entirely surrounded by single-family residential uses and is in the middle of a neighborhood. The subject property is appropriate with the current zoning.

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. However, a facility with 12 residents is not consistent with the plan policy, and is too intense.

6. Size of Tract:

The subject property totals .344 acres in size, which reasonably accommodates the uses permitted in "R-5" Residential Single-Family District.

7. Other Factors:

The structure is a 1 story 4,210 sqft house, with 6 bedrooms and 4 full bathrooms. The applicant proposes 10 bedrooms that will be Department of Aging and Disability Services (DADS), and Americans with and

Disabilities Act (ADA) compliant, and licensed with the state. The property currently has no driveway, but a semicircular concrete path that can fit 5 vehicles. With the proposed 10 rooms, 3 parking spots would be the required minimum.