



City of San Antonio

Legislation Details (With Text)

File #: 17-1692
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/21/2017
Title: ZONING CASE # Z2017051 S (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Foster Group Home on Lot 21, Block 39, NCB 15910, located at 823 South Ellison Drive. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2017051 Location Map, 2. Z2017051 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2017051 S

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Foster Group Home

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 21, 2017

Case Manager: Erica Greene, Planner

Property Owner: Lavern Jones (Goshen)

Applicant: Lavern Jones (Goshen)

Representative: TSH Foundation Staff (Clemen Rubio and Lanel Goshen)

Location: 823 South Ellison Drive

Legal Description: Lot 21, Block 39, NCB 15910

Total Acreage: 0.1641

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temp R-1" Temporary Single-Family District. A 1997 case zoned the subject property as "R-1" Single Family Resident District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

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

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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: Ellison Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route are #620 and 660 within walking distance 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: Dwelling: Foster Group Home requires a minimum of 1 per 375 sf GFA and a maximum of 1.5 per 375 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay 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 West/Southwest Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "R-6" Residential Single-Family base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. A foster group home allowing more than six children in a home becomes similar to a commercial use, which is too intense for this residential property.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The request to allow for foster group home within a residential neighborhood is not appropriate. A foster group home with six children or less is permitted by right in the current zoning district.

4. Health, Safety and Welfare:

Staff has found noise and traffic as an indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does appear to conflict with land use goals and strategies of the West/Southwest Sector Plan that supports a housing stock that is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.

6. Size of Tract:

The subject property totals 0.1641 acres in size, which reasonably accommodate the uses permitted in "R-6" Residential Single-Family, but not for densities as high as those that the applicant is requesting.

7. Other Factors:

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 which may under the right set of circumstances and conditions be acceptable in certain specific locations.