



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6326

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 11/21/2017

**Title:** (Continued from 11/07/17) ZONING CASE # Z2017299 CD (Council District 2): A request for a change in zoning from "PUD C-1" Planned Unit Development Light Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District to "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents on 0.494 acres out of NCB 10615, located in the 5000 Block of Waycross Lane. Staff recommends Approval.

**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:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2017299 CD

**SUMMARY:**

**Current Zoning:** "PUD C-1" Planned Unit Development Light Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District

**Requested Zoning:** "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 21, 2017. This case is continued from the November 7, 2017 Zoning hearing.

**Case Manager:** Erica Greene, Planner

**Property Owner:** Alvin Ony

**Applicant:** Alvin Ony

**Representative:** Xavier Torres

**Location:** 5000 Block of Waycross Lane

**Legal Description:** 0.494 acres out of NCB 10615

**Total Acreage:** 0.494

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**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 1957 and was previously zoned “Temporary A” Single-Family Residence District. A 1985 case Ordinance #60509 split-zoned the subject property as “B-1” Business District and “B-3 NA” Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-1” Light Commercial District and “C-3NA” General Commercial Nonalcoholic Sales 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-5

**Current Land Uses:** Residential Single-Family

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Residential Single-Family

**Direction:** South

**Current Base Zoning:** UZROW

**Current Land Uses:** UZROW

**Direction:** East

**Current Base Zoning:** C-3NA

**Current Land Uses:** Vacant Lot

**Overlay and Special District Information:** Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

**Transportation**

**Thoroughfare:** Waycross Lane

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Eastover Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** VIA bus route #25 is 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:** Residential: Assisted Living Facility: requires a minimum of 0.3 per resident plus 1 space for each employee and a maximum of 1 per resident plus 1 space for each employee

**ISSUE:**

None.

#### **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "C-1" Light Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District. The current zoning of "C-1" allows neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. The current zoning of "C-3NA" allows for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex except that the sale of alcoholic beverages is prohibited. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display is permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

#### **FISCAL IMPACT:**

None.

#### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center. The subject property is located within a half mile of a Premium Transit Corridor.

#### **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 property is located within the Eastern Triangle Community Plan, and is currently designated as "Low

Density Residential” 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 no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning change for an assisted living will act as a buffer to the residentially zoned properties.

**3. Suitability as Presently Zoned:**

The current “C-1” and “C-3” base zoning district is appropriate for the subject property’s location. The request to allow for an assisted living facility at the edge of a residential neighborhood is also appropriate. The requested zoning change will act as a buffer between the residential and commercial properties in the area, while maintaining a residential base zoning district with the block.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses to the north and west are zoned residential. The requested zoning change to allow for an assistant living facility will act as a buffer to the residential zone properties.

**5. Public Policy:**

The rezoning request does supports the goals of the Eastern Triangle Community Plan that support a well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life.

**6. Size of Tract:**

The subject property totals 0.494 acres in size, which should reasonably accommodate the uses permitted in “R-6” Residential Single-Family.

**7. Other Factors:**

The purpose of the Conditional Use 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.