



City of San Antonio

Agenda Memorandum

File Number:17-2166

Agenda Item Number: 13.

Agenda Date: 3/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017084 S

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Childcare Daycare Center

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 21, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: David O. Lopez Triumph Church of SA Inc

Applicant: Maria Z. Hernandez

Representative: Maria Z. Hernandez

Location: 7223 Green Oak Place

Legal Description: Lots 1 and 2, Block 3, NCB 9475

Total Acreage: 0.341

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson and Office of World Heritage

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1947 and was previously zoned "C" Apartment District (Ordinance 6076). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-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: MF-33, C-2, I-1

Current Land Uses: Single-Family Residences, Parking Lot and Commercial

Direction: West

Current Base Zoning: MF-33, C-1, C-2NA,

Current Land Uses: Single-Family Residences, Parking Lot and Professional Office

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: C-3, C-2, I-1

Current Land Uses: Workforce Solutions Alamo, Access Easement, Commercial

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: Green Oak Place

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Vado Place

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 43 is within walking distance from 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: Day Care Center- child and/or adult: Minimum vehicle spaces- 1 per 375 sf GFA. Maximum vehicle spaces- 1.5 per 375 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current 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 property is located within the Stinson 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-6” Residential 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 applicant proposes to down zone the property to allow for a childcare facility.

3. Suitability as Presently Zoned:

The current “MF-33” base zoning district is not appropriate for the subject property’s location. The surrounding area consists of single-family residences and the proposed “R-6” would be an appropriate fit.

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, because it is consistent with the plan.

6. Size of Tract:

The subject property totals 0.341 acres in size, which should reasonably accommodate the uses permitted in “R-6” Residential Single-Family District.

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