



City of San Antonio

Agenda Memorandum

File Number:19-8778

Agenda Item Number: 11.

Agenda Date: 12/3/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2019-10700281 S

SUMMARY:

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

Requested Zoning: "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for Licensed Child Care

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: Neal and Evelyn Lyons

Applicant: Alicia Clennan

Representative: Alicia Clennan

Location: 259 Millwood Lane

Legal Description: Lot 15, Block 15, NCB 12083

Total Acreage: 0.2526 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Shearer Hill/Ridgeview Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city by Ordinance 18115, dated September 25, 1952. It was originally zoned "A" Temporary Residence District, and was rezoned to "A" Residence District by Ordinance 24621, dated March 3, 1957. The "A" base zoning district converted to "R-5" Residential Single-Family in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family dwellings

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family dwellings

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family dwellings

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family dwellings

Overlay and Special District Information:

"AHOD"

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: Millwood Lane

Existing Character: Local

Proposed Changes: None

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 5, 204, 534

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: The minimum parking requirement for Licensed Child Care is 1 space per 375 square feet of ground floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The current “R-5” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “R-5” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but is within a premium transit corridor.

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 subject property is located within the North Central Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-5” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The base zoning district will remain the same.

3. Suitability as Presently Zoned:

The current "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The rezoning will maintain the base district but allow consideration of Licensed Child Care with any necessary conditions (i.e. hours of operation, buffering, temporary signage restrictions).

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Central Community Plan:

- Objective 2.2: Encourage mixed use development (in the area bounded by San Pedro Avenue, Rector, McCullough, and Sprucewood) that combines commercial, residential, and office uses near a transportation node.
- Objective 13.3: Create and enhance the neighborhood character throughout the North Central Neighborhoods Community
- Objective 14.2: Improve and strengthen the community relationships in the North Central Neighborhoods Community to ensure a prosperous future of teamwork for present and future generations.

6. Size of Tract:

The subject property is 0.2526 acres, which reasonably accommodates the existing home and Licensed Child Care.

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