



City of San Antonio

Agenda Memorandum

File Number:15-1822

Agenda Item Number: Z-17.

Agenda Date: 4/2/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2015088 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 a Specific Use Authorization for a Child Care-Licensed Child Care

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 17, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Virginia R. Martinez

Applicant: Virginia R. Martinez

Representative: Virginia R. Martinez

Location: 4635 Trailwood Street

Legal Description: Lot 10, Block 20, NCB 12280

Total Acreage: 0.1983

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Planning Team: Near Northwest Community Plan-18

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “A” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-5 AHOD” Residential Single Family Airport Hazard Overlay District. The subject property was platted in 1957 (volume 3975, page 187 of the Deed and Plat Records of Bexar County, Texas). The subject property was developed in 1958 with a 2041 square feet single family residential structure.

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

Adjacent Base Zoning and Land Uses

Direction: North, East, South, West

Current Base Zoning: “R-5”

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: Trailwood Drive, Winlock Drive, Hollyridge Drive

Existing Character: Local, Type A; one lane in each direction with sidewalks both side

Proposed Changes: None known

Public Transit: The nearest VIA route is at the intersection of Callaghan and Winlock, route 509.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Childcare-License Child Care {Parking Class: Registered Family Home (12 children Maximum)}.

Minimum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA);

Maximum Parking Requirement: 1.5 per 375 square feet Gross Floor Area (GFA).

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the “R-5” zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and the Zoning Commission (9-0) recommend 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 Near Northwest Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The proposed zoning change is consistent with the plan and requires no plan amendment.

2. Adverse Impacts on Neighboring Lands: Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “R-5” base zoning district and the proposed “R-5 S” with use for Child Care License Child Care is consistent with surrounding zoning and uses.

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.

6. Size of Tract:

The subject property measures 0.198 of an acre in size, which is sufficient to accommodate commercial development and required parking. The subject property is fully developed with building structure and parking area.

7. Other Factors:

None.