



City of San Antonio

Agenda Memorandum

File Number:15-4901

Agenda Item Number: Z-8.

Agenda Date: 10/1/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015268

SUMMARY:

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

Requested Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2015

Case Manager: Kristin Flores, Planner

Property Owner: Orange Goose Schools, Inc

Applicant: Chuck Christian

Representative: Chuck Christian

Location: 7060 West Military Drive

Legal Description: Lot P-83B, Block 53, NCB 15591

Total Acreage: 1.31

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Cable-Westwood and Lackland Terrace

Planning Team: West Southwest Sector Planning Team-35

Applicable Agencies: Northside Independent School District

Property Details

Property History: The subject property was annexed in 1972 and originally zoned “Temporary R-1” One Family Residence District. The current “R-6” Single Family Residential base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code established by Ordinance 93881, dated May 3, 2001. The subject property commenced the use of a Day Care Center in 1968, prior to annexation. The subject property was granted a Non-Conforming Use for the Day Care Center in February of 2014. The subject property was platted in 1908 (volume 105, page 162 of the Deed and Plat Records of Bexar County, Texas)

Topography: The subject property is included in a mandatory detention area. However the subject property is not included in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Mobile Home Park

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Homes

Direction: South

Current Base Zoning: C3

Current Land Uses: Bar

Direction: East

Current Base Zoning: C2NA

Current Land Uses: Restaurant

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: West Military Drive

Existing Character: Minor, Secondary Arterial A, two lanes in each direction, one turn lane

Proposed Changes: None

Public Transit: The nearest VIA transit lines 613 and 615 run along West Military Drive.

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: The subject property designated for a Day Care Center must provide a minimum of 1 parking space per 375 square feet GFA or a maximum of 1.5 parking spaces per 375 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property retaining the current “R-6” Residential Single-Family base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 West Sector Land Use plan and is currently designated as General Urban Tier in the land use component of the plan. The requested “C-2NA” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring land in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning is not appropriate for the surrounding area and is not consistent with the future land use plan.

4. Health, Safety and Welfare:

Staff has not found any 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 1.31 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.