



City of San Antonio

Legislation Details (With Text)

File #: 14-1291

Type: Zoning Case

In control: City Council A Session

On agenda: 6/19/2014

Title: ZONING CASE # Z2014159 (District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, Block 2, NCB 18170 located at 9514 Westover Hills Boulevard. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-159, 2. Z2014159, 3. 14-1291 Z2014159 DRAFT ORDINANCE, 4. Ordinance 2014-06-19-0495

Date	Ver.	Action By	Action	Result
6/19/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Zoning Case Z2014159

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: Westover Hills Assembly of God (by Jim D. Rion, President)

Applicant: Westover Hills Assembly of God (by Jim D. Rion, President)

Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond

Location: 9514 Westover Hills Boulevard

Legal Description: Lot 1, Block 2, NCB 18170

Total Acreage: 3

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1994 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1996, the subject property was rezoned "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject property is currently developed with a non-residential structure measuring 7,700 square feet.

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

Current Base Zoning: "I-1", "C-3", "O-2" and "R-6"

Current Land Uses: Vacant Land and Single-Family Residences

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Church

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

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: Westover Hills Boulevard

Existing Character: Secondary Arterial Type A; two lanes in each direction with a center median

Proposed Changes: None known

Thoroughfare: Raba Drive

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: There is no public transit near 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: Off-street vehicle parking requirements typically are determined by the type of use and building size. The zoning application generally refers to commercial and church-related uses; therefore, staff cannot calculate the parking requirement at this time.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential zoning, restricting future land uses to those permissible in the "R-6" zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-0) 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/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" Commercial District is consistent with the adopted land use designation.

The General Urban Tier accommodates a wide range of residential densities and commercial uses.

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 residential zoning is not appropriate for the subject property. New residential development is not likely on the subject property due to the property's location on a major thoroughfare.

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 3 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.