



City of San Antonio

Legislation Details (With Text)

File #: 13-1040

Type: Zoning Case

In control: City Council A Session

On agenda: 12/5/2013

Title: ZONING CASE # Z2013209 (District 4): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.20 acres out of NCB 11167 located on a portion of 1655 West Villaret Boulevard and a portion of the 2800 Block of the Poteet Jourdanton Freeway. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2013-209, 2. Z2013209, 3. Ordinance 2013-12-05-0884

Date	Ver.	Action By	Action	Result
12/5/2013	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2013209

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2013

Case Manager: Brenda V. Martinez, Planner

Property Owner: Rafael Valdovinos

Applicant: Rafael Valdovinos

Representative: Luis Valdovinos

Location: Located on a portion of 1655 West Villaret Boulevard and a portion of the 2800 Block of the Poteet Jourdanton Freeway

Legal Description: 0.2 acres out of NCB 11167

Total Acreage: 0.2

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: 35 - West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property consists of a portion of multiple larger lots. The property was annexed in 1952 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The portion of the property being rezoned is developed with a residential structure measuring 544 square feet in size that was built in 1955. The subject property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4" and "C-3"

Current Land Uses: Vacant Single-Family Residence and an Auto Sales Lot

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Three-Family Residence and a Single-Family Residence

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residence and a Vacant Single-Family Residence

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: West Villaret Boulevard

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: Curbs, sidewalks, driveway approaches, bike lanes, traffic and drainage improvements currently under construction.

Thoroughfare: Poteet Jourdanton Freeway

Existing Character: Primary Arterial Type A; 2 lanes in each direction with a center median and access roads

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the 524 line, which operates along West Villaret Boulevard and Palo Alto Road with stops in close proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis 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 rezoning application refers to a proposed barber shop use.

Barber or Beauty Shop - Minimum Parking Requirement: 1 space per 300 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 200 square feet of GFA.

If the existing structure is used, the proposed use will require 2-3 parking spaces, including a van-accessible ADA parking space and loading area

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current residential zoning classification.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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/Southwest Sector Plan and is currently designated as General Urban Tier in the Future Land Use component of the plan. The zoning request is consistent with the Future Land Use designation. The General Urban Tier accommodates a wide range of residential densities and commercial uses. Commercial uses should be located at or near the intersections of arterial thoroughfares or collector streets, and they should serve both a local and wider community.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

3. Suitability as Presently Zoned:

Staff supports rezoning the property to a commercial zoning district. Although the current “R-4” zoning is consistent with the adopted land use plan, residential development is not likely due to the property’s location with frontage 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 is consistent with the adopted Sector Plan and does not appear to conflict with any other public policy objective.

6. Size of Tract:

The subject property is 0.2 of an acre, which is of sufficient size to accommodate the proposed commercial use and required parking.

7. Other Factors:

The subject property abuts “R-4” zoning; a Type B (15 foot) landscape buffer and 6-foot tall solid screen fence will be required to screen and separate the requested zoning district from the adjoining single-family residential zoning and/or uses.