



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1291

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**Agenda Item Number:** Z-14.

**Agenda Date:** 6/19/2014

**In Control:** City Council A Session

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**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.