



City of San Antonio

Legislation Details (With Text)

File #: 15-5668

Type: Zoning Case

In control: City Council A Session

On agenda: 11/19/2015

Title: ZONING CASE # Z2015303 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the West 64.86 feet of Lot D, Block 35, NCB 1937, located at 1633 West Kings Highway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15086)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-303 Location Map, 2. Z2015303 Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2015-11-19-0980

Date	Ver.	Action By	Action	Result
11/19/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case # Z2015303
(Associated Plan Amendment PA 15086)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Mario Elizondo, Jr.

Applicant: Mario Elizondo, Jr.

Representative: Mario Elizondo, Jr.

Location: 1633 West Kings Highway

Legal Description: West 64.86 feet of Lot D, Block 35, NCB 1937

Total Acreage: 0.201

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Jefferson Neighborhood Association; Woodlawn Lake Neighborhood Association

Planning Team: Near Northwest Planning Team - 17

Applicable Agencies: None.

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District. In a 1986 City-initiated case, the property was rezoned to "R-1" Single-Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. The subject property consists of the rear portion of a residential lot, and was developed as a residential garage which was rezoned to "R-6 CD" Residential Single-Family District with Conditional Use for a Professional Office on September 19, 2013 (Ordinance # 2103-09-19-0664)

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Restaurant, retail center, office, convenient store/gas station

Direction: West

Current Base Zoning: R-6 CD, R-6, and C-1

Current Land Uses: Single-family residences, duplex, vacant commercial structure, coffee roasting and printing

Direction: South

Current Base Zoning: R-6, C-1, MF-33

Current Land Uses: Single-family residence and multi-family residences

Direction: East

Current Base Zoning: R-6, C-2NA, C-2

Current Land Uses: Single-family residences, bakery and gym

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 Kings Highway
Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: North Zarzamora Street
Existing Character: Secondary Arterial Type B
Proposed Changes: None known

Public Transit: VIA Bus Route 520 has a stop one block from the subject property along N. Zarzamora St.

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:

Service - Professional Office. Minimum Vehicle Spaces: 1 per 300 sf GFA. Maximum Vehicle Spaces: 1 per 140 sf GFA. "C-1" requires parking to be located in the rear of the principal use or principal building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present "R-6" and "R-6 CD" zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (6-1) recommend Approval, pending Plan Amendment.

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 Plan and is designated as Medium Density Residential. The requested "C-1" base zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment to Neighborhood Commercial for consistency. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. "C-1" zoning requires a minimum 15 foot landscape bufferyard between the subject property and the neighboring "R-6" zoning.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is not appropriate for the subject property and surrounding areas. The subject property is located adjacent to North Zarzamora Street, a primary arterial with high traffic volumes, and is within close proximity to surrounding Commercial zoning, including the major commercial node at North Zarzamora Street and Fredericksburg Road, making “C-1” a better suited zoning for the property. The requested “C-1” will allow the applicant to sell or rent the property for commercial purposes and is compatible with the surrounding neighborhood.

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. The zoning request fulfills the goals of the Near Northwest Community Plan, by ensuring the Near Northwest Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

6. Size of Tract:

The subject property is 0.201 acres in size, which is adequate space to accommodate the proposed development for a professional office.

7. Other Factors:

None.