



City of San Antonio

Legislation Details (With Text)

File #: 19-8430

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/19/2019

Title: ZONING CASE Z-2019-10700259 CD (Council District 6): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Club-Private on Lot 40, Block 18, NCB 16528, located at 6718 Westfield Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location map, 2. Site plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2019-10700259 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Club-Private

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Henry Garcia

Applicant: Armando P. Gonzales

Representative: Armando P. Gonzales

Location: 6718 Westfield Boulevard

Legal Description: Lot 40, Block 18, NCB 16528

Total Acreage: 0.3444

Notices Mailed

Owners of Property within 200 feet:

Registered Neighborhood Associations within 200 feet: Cable-Westwood Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed by the City of San Antonio on April 22, 1974 by Ordinance 43495 and originally zoned Temp "R-1" Temporary Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the properties zoned Temp "R-1" converted to the current "R-6" Single-Family Residence District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Vacant Commercial Building

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwellings

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Veterans of Foreign Wars Post

Direction: West

Current Base Zoning: "C-3" and "R-6"

Current Land Uses: Bar and a Vacant Lot

Overlay and Special District Information:

"AHOD"

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: Westfield Boulevard

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property
Routs Served: 76 and 612

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirements for a Club-private is 1 per 3 persons.

ISSUE:

None.

ALTERNATIVES:

Current: Denial of the request will result in the subject property retaining the current base zoning district of “R-6”. “R-6” districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “C-2 CD” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The Conditional Use would allow “C-2” uses in addition to a Private Club.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or located within half a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. A “C-2” Commercial District can provide goods and services to any remaining residential uses. Overall, the area appears to be becoming more commercial in nature.

3. Suitability as Presently Zoned:

The current “R-6” Single Family Residential is not appropriate for the property as it is adjacent to commercial uses. The proposed “C-2” Commercial District is appropriate because this block is transitioning to commercial uses. The property also already has an existing structure that was used as a storage warehouse but is currently vacant. The location of the property along a collector street also makes it suitable to commercial zoning and development.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning appears to conflict with the following goals, principles, and objectives of the West Sector Plan:

Goal ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities

ED-2.1 Revitalize existing older commercial nodes and corridors through existing economic and reinvestment programs, such as, but not limited to, Neighborhood Commercial Revitalization, Tax Increment Financing (TIF), and Corridor Overlay Districts

6. Size of Tract:

The subject property is 0.3444 acres, which could reasonably accommodate a private club.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is developing a currently vacant lot for the use of a private club for the expansion of the Veterans of Foreign Wars Post headquarters.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.