



City of San Antonio

Legislation Details (With Text)

File #: 18-3602

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/5/2018

Title: ZONING CASE # Z2018195 CD (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Barber or Beauty Shop on Lot 81, Block 2, NCB 7645, located at 1742 Commercial Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018195 CD

SUMMARY:

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Barber or Beauty Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 5, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Jorge Robles

Applicant: Jorge Robles

Representative: Jorge Robles

Location: 1742 Commercial Avenue

Legal Description: Lot 81, Block 2, NCB 7645

Total Acreage: 0.1521

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 23, 1944, established by Ordinance 1391. It was zoned "B" Residence District, and changed to "R-1" Single Family Residence District, established by Ordinance 84398, dated July 11, 1996. The current "R-6" Residential Single-Family base zoning district converted from the previous "R-1" upon adoption of the 2001 Unified Development Code (UDC) established by Ordinance 93881, dated May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6 CD, R-6

Current Land Uses: Hair Salon, Duplex

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential, Church

Direction: West

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

Current Land Uses: Office, Restaurant, Daycare

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: Commercial Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Kendalia Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #42687) within walking distance of the subject property on Commercial Avenue, along Bus Routes 46 and 246.

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: The use of a Barber or Beauty Salon requires a minimum of one (1) parking space per 300 square feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 200 square feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Single-family residential zoning permits dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, as well as foster family homes, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within a half (½)-mile of the Looper 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 South Central San Antonio Community Plan and is currently designated as “Low Density Residential” in the land use component of the plan. The requested “R-6” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The beauty salon already exists, and the applicant is requesting the zoning to bring it into compliance. The property directly north is part of the beauty salon and contains the “R-6 CD” zoning, so the request is consistent with the remaining of the beauty salon.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the surrounding area, and is appropriate for the South Central San Antonio Community Plan. The request will be maintaining the residential base zoning district.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The beauty salon is located on the corner of Commercial Avenue and Kendalia Avenue, and there are other commercial uses on the corners of that intersection.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the South Central San Antonio Community Plan.

6. Size of Tract:

The 0.1521 acre site is of sufficient size to accommodate the proposed development. The beauty salon is already developed and has parking to accommodate the business.

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.