



City of San Antonio

Legislation Details (With Text)

File #: 18-6537

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/4/2018

Title: ZONING CASE # Z-2018-900022 (Council District 3): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District on Lot 368B and Lot 369, NCB 8735, located at 746 McCauley Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 2018-900005)

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 Z-2018-900022

(Associated Plan Amendment 2018-900005)

SUMMARY:

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

Requested Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 4, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Hellen Paredes-Rodriguez and Maria Mireya Rodriguez

Applicant: Hellen Paredes-Rodriguez and Maria Mireya Rodriguez

Representative: Hellen Paredes-Rodriguez and Maria Mireya Rodriguez

Location: 746 McCauley Avenue

Legal Description: Lot 368B and Lot 369, NCB 8735

Total Acreage: 0.424

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed into the City of San Antonio and zoned "B" Residence District by Ordinance 1391, dated September 23, 1944. The property was rezoned from "B" to "R-1" Single-Family Residence District. The property converted from "R-1" to the current "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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: Single-Family Residences

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Rayburn Elementary

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

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.

"MLOD-2 MLR-2"

All surrounding properties carry the "MLOD-2 MLR-2" Lackland Military Lighting Overlay Military Lighting Region 1 District, due to their proximity to Lackland Air Force Base. The "MLOD-2 MLR-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its

effects on operations at the military installation.

Transportation

Thoroughfare: McCauley Boulevard

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Commercial Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 46 and 246 are within walking distance of the property.

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

Parking Information:

The minimum parking required for a Beauty Shop is 1 parking space per 300 square feet of the gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-6” which permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center. The property is within a ½ of a mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “C-1” Light Commercial District.

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 future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant is requesting a land use amendment from “Low Density Residential” to “Community Commercial” to accommodate the proposed rezoning. The Planning Commission recommended approval of staff’s alternate recommendation of “Neighborhood Commercial” at the November 28, 2018 meeting, and the applicant agreed to amend to the staff recommendation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “C-2” base zoning is too intense of a base zoning for the subject property.

3. Suitability as Presently Zoned:

The current “R-6” base zoning is an appropriate base zoning for the property. The area is predominately single-family, multi-family and a public school.

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 property is located within the South Central San Antonio Community Plan. The proposed rezoning is not consistent with the goals and objectives of the plan. The plan highlights the protection of established neighborhoods. The requested “C-2” will permit more intense commercial uses than would be appropriate. Staff recommends an alternate recommendation of “C-1” Light Commercial District which would be more appropriate for the current development of the area.

Relevant Goals and Objectives of the South Central San Antonio Community Plan:

Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.

Goal: Support and enhance the area’s community facilities to improve quality of life.

Objective 2: Community Identity: Build on the strength of good neighbors and increase participation to make community improvements happen.

Objective 3: Community Appearance: Enhance the overall community appearance.

6. Size of Tract:

The subject property is 0.424 of an acre which could accommodate the proposed Beauty Shop.

7. Other Factors:

The applicant will be amending the request to “C-1” Light Commercial District.

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.