City of San Antonio

Legislation Details (With Text)

File #:	20-6692
Type:	Zoning Case
	In control: Zoning Commission
On agenda:	11/17/2020
Title:	ZONING CASE Z-2020-10700208 CD (Council District 5): A request for a change in zoning from "R-4 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 Home Improvement Center on the West 91.43 feet of Lot 165 and Lot 166, Block 3, NCB 8124, located at 928 South San Augustine Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2020-10700208 CD

SUMMARY:
Current Zoning: "R-4 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 Conditional Use for a Home Improvement Center

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 17, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Alejandro Mendoza Sanchez

Applicant: Alejandro Mendoza Sanchez

Representative: Alejandro Mendoza Sanchez

Location: 928 South San Augustine Avenue

Legal Description: West 91.43 feet of Lot 165 and Lot 166, Block 3, NCB 8124

Total Acreage: 0.1045

Notices Mailed
Owners of Property within 200 feet: 28
Registered Neighborhood Associations within 200 feet: Las Palmas Neighborhood Association
Applicable Agencies: Lackland Air Force Base

Property Details
Property History: The property was annexed by Ordinance 1258 on August 3, 1944 and zoned "JJ" Commercial District. The subject property was rezoned by Ordinance 72510, dated October 18, 1990, from "JJ" Commercial District to "R-7" Small Lot Home Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-7" Small Lot Home Residence District converted to the current "R-4" Residential Single Family 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: "C-3R"
Current Land Uses: Roofing Supply Storage and Strip Center

Direction: East
Current Base Zoning: "C-3R"
Current Land Uses: Crystal Roofing Supply and Speedy Cash

Direction: South
Current Base Zoning: "R-4" and C-2NA"
Current Land Uses: Single-Family Residence and Strip Center

Direction: West
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Residences

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"
All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to

Lackland Air Force Base. The "MLOD-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: S. San Augustine
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property (Route 68)

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: The minimum parking requirement for a Home Improvement Center is 1 space per 400 sf GFA.

ISSUE:
None.

ALTERNATIVES:
Current: The current zoning district designation of "R-4" is designed to allow a Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed: The proposed zoning district designation of "C-2" 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 proposed "C-2 CD" allows all of the above, in addition to a Home Improvement Center.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a Regional Center and is within 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 / Southwest Sector Plan and is currently designated as "General Urban Tier" in the land use component of the plan. The requested "C-2" 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 within most of this block and surrounding area. It appears that this block has slowly transitioned to commercial zoning and uses.

3. Suitability as Presently Zoned:
The existing "R-4" base zoning district is appropriate for the surrounding area and so is the proposed "C-2" Commercial District. The proposed "C-2" would allow for expansion of a Home Improvement Center.

4. Health, Safety and Welfare:
Staff has not found 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 of the West / Southwest Sector Plan, which encourages the following:

Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

LU-1.1 Limit encroachment of commercial uses into established low-density residential areas.

6. Size of Tract:
The 0.1045 acre site is of sufficient size to accommodate the proposed commercial development.

7. Other Factors:
This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to the request.

The applicant is requesting to rezone from "R-4" to "C-2", in order to provide parking and access for their adjacent home improvement business.

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