



City of San Antonio

Agenda Memorandum

File Number:20-1415

Agenda Item Number: 8.

Agenda Date: 1/21/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2019-10700300

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 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 21, 2020. This case is continued from the December 17, 2019 zoning hearing.

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Lee Re

Applicant: Lee Re

Representative: Lee Re

Location: 7015 Remuda Drive

Legal Description: Lot 2, Block 10, NCB 15569

Total Acreage: 0.3428

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Cable-Westwood Neighborhood Association and Lackland Terrance Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 32613, dated September 24, 1964 and zoned Temporary "R-1" Single Family Residential District. Subject property was rezoned by Ordinance 46886, dated July 15, 1976 from Temporary "R-1" Single Family Residential District to "O-1" Office District. Subject property was rezoned again by Ordinance 74380, dated September 19, 1991 from "O-1" Office District to "B-2" Business District. Lot 2 was rezoned by Ordinance 80090, dated April 28, 1994 from "B-2" Business District to "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" 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-3"

Current Land Uses: Commercial

Direction: South

Current Base Zoning: "O-2"

Current Land Uses: Office

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential Single-Family

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: Remuda Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: West Military Drive
Existing Character: Secondary Arterial A
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 613, 615

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 barber or beauty shop and a professional office is 1 space for every 300 square feet.

ISSUE:
None.

ALTERNATIVES:

Current: The present zoning district designation of “R-6” Residential Single-Family District 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" Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an alternate recommendation for a “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 West/Southwest 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 finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

The proposed “C-2” Commercial would create further commercial creeping into the neighborhood. Therefore, the alternate recommendation of “C-1” Light Commercial is proposed for more compatibility with the area and less impact abutting an existing residential home.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District does encroach into a residential area, however the “O-2” High Rise Office zoning and parking lot across the street are much more intense in nature than the proposed “C-2” Commercial District. Staff’s alternate recommendation of “C-1” Commercial District will reduce the commercial impact, abutting a residential lot and support the West/Southwest Sector Plan to stimulate and support business and locate them near residential areas.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

ED-1.1 Locate business offices near existing residential areas within the Sector.

ED-1.3 Stimulate and support increased activity of existing businesses.

6. Size of Tract:

The subject property is 0.3428 acres, which could reasonably accommodate retail and office uses.

7. Other Factors:

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.

Applicant has an Amending Plat (LAND-AMENDPLAT-19-10200067) pending and is required to have consistent zoning use in the lots.

Although the applicant is aware of the alternative recommendation to “C-1”, they prefer “C-2” for consistency in zoning with the corner lot that they also own.