City of San Antonio

Agenda Memorandum

File Number:20-3361

Agenda Item Number: Z-1.

Agenda Date: 6/4/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700345 CD

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Barber / Beauty Shop

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 5, 2020. This case is continued from the February 18, 2020 zoning hearing. The March 17, April 7 meetings and April 21 were cancelled.

Case Manager: Michael Pepe, Planner

Property Owner: Miriam Karina Izquirre Rodriguez

Applicant: Miriam Karina Izquirre Rodriguez

Location: 827 Viendo Drive

Legal Description: Lot 15, Block 5, NCB 6176

Total Acreage: 0.1435

Notices Mailed
Owners of Property within 200 feet: 23
Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association
Applicable Agencies: None

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "B" Residence District. The subject property converted from "B" Residence District to "R-4" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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-4"
Current Land Uses: Single-Family Residences

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

Direction: South
Current Base Zoning: "C-3R"
Current Land Uses: Car Wash

Direction: West
Current Base Zoning: "C-3R"
Current Land Uses: Parking Lot, Retail

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: Viendo
Existing Character: Local
Proposed Changes: None

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Existing Character: Local
Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Serviced: 95, 96, 97, 296, 509, 651

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

Parking Information: The parking requirements for a single family dwelling are 1 space per unit. The minimum parking requirements for a barber / beauty shop is 1 space per 300 square feet gross floor area.

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning district designation of "R-4" Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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. The Conditional Use would allow operation of a Barber Shop in addition to a single-family home.

Proposed: The proposed zoning district designation of "R-4 CD" Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not part of a Regional Center and but it is within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval, with additional Condition for parking on Viendo Street only.

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 Near Northwest Community Plan and is currently designated as "Urban Low Density Residential" in the future land use component of the plan. The requested "R-4" 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. The base zoning of "R-4" will remain the same and the site is on an established commercial intersection, which provides for a lower impact buffer against the nearby commercial.

3. Suitability as Presently Zoned:
The current "R-4" Residential District is an appropriate zoning for the property and surrounding area. The surrounding properties are currently zoned "R-4." The proposed "R-4 CD" is maintains the base while the "CD" Conditional Use allows the use of a beauty shop. It also allows, where appropriate, for conditions such as: buffering, fencing, hours of operation and restricted temporary signage.

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 Near Northwest Community Plan:

- Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
- Objective 2.4: Business Support Instigate community efforts to support area business assets.

6. Size of Tract:
The subject property is 0.1435 acres, which could reasonably accommodate the proposed Conditional Use of Barber / Beauty Shop.

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 following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The Zoning Commission recommended Approval, with a Condition for parking on Viendo Street only.