



City of San Antonio

Legislation Details (With Text)

File #: 17-5498

Type: Zoning Case

In control: City Council A Session

On agenda: 10/19/2017

Title: ZONING CASE # Z2017243 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for three (3) Residential Single-Family Dwelling Units on Lot 23 and Lot 24, Block 9, NCB 3128, located at 2501 South Presa Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2017-10-19-0834

Date	Ver.	Action By	Action	Result
10/19/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017243

SUMMARY:

Current Zoning: "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for three (3) Residential Single-Family Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 19, 2017

Case Manager: Kayla Leal, Planner

Property Owner: CCP Premier Investments LLC

Applicant: Mario Crosswell-Estefan

Representative: Estela Andonie

Location: 2501 South Presa Street

Legal Description: Lot 23 and Lot 24, Block 9, NCB 3128

Total Acreage: 0.146

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Applicable Agencies: Stinson Airport

Property Details

Property History: The subject property was originally zoned "J" Commercial District based on the 1938 zoning districts. In 1965, the zoning districts converted and the property converted to "I-1" Light Industry District. In 2012, the zoning changed to "C-2 IDZ" Commercial Infill Development Zone, established by Ordinance 2012-08-02-0590 dated August 12, 2012.

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: I-1

Current Land Uses: Single-Family Residential, Duplex

Direction: East

Current Base Zoning: I-1

Current Land Uses: Urban 15 Group, Thrift Shop, Four-plex

Direction: South

Current Base Zoning: I-1

Current Land Uses: Auto Repair Shops

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential, Duplexes

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: South Presa Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Baity Court

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #53446) is within walking distance from the subject property along Bus Route 36 on South Presa Street.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. Infill Development Zone (IDZ) is exempt from TIA requirements as per the United Development Code (UDC).

Parking Information: IDZ waives parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

C-2 districts accommodate 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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center.

The subject property is located within a half (½)-mile from the Rockport Subdivision Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) recommend 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 Lone Star Neighborhood Plan and is currently designated as “High Density Mixed Use” in the future land use component of the plan. The requested “IDZ” 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 request is to construct three (3) single-family residences, and there are currently single-family residential uses behind the property. There is an existing structure on the front of the property toward South Presa Street that will be used as commercial, which is suitable for the front of the property along the South Presa Corridor.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the surrounding area. The request is changing the zoning to a base zoning district of “IDZ” and will still include uses permitted in “C-2.”

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The structure that is currently on the property is dilapidated and will be renovated which will most likely decrease the possibility for any likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective since it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property is 0.146 acres and is of sufficient size to accommodate the proposed development. There is an existing structure that is toward the front of the property and there is also a sufficient amount of space toward the back that will be the location of the three (3) units.

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.