



City of San Antonio

Legislation Details (With Text)

File #: 17-6324
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/21/2017
Title: ZONING CASE # Z2017304 (Council District 1): A request for a change in zoning from "C-2 H UC-5 AHOD" Commercial Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District on 0.6885 acres out of NCB 1860, located at 2415 North Main Avenue and 107 West Craig Place. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017304

SUMMARY:
Current Zoning: "C-2 H UC-5 AHOD" Commercial Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ H UC-5 AHOD" Infill Development Zone Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 21, 2017

Case Manager: Angela Cardona, Planner

Property Owner: C&S Lawson Properties, Ltd.

Applicant: Richard Jenkins

Representative: Brown and Ortiz, PC

Location: 2415 North Main Avenue and 107 West Craig Place

Legal Description: 0.6885 acres out of NCB 1860

Total Acreage: 0.6885 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Monte Vista Neighborhood Association

Applicable Agencies: Historic Preservation, Planning Department

Property Details

Property History: The subject property is within the original 36 square miles of the City limits. It was zoned “F” Local Retail and later converted from “B-2” to “C-2” upon adoption of the Unified Development Code in 2001 (Ordinance 93881).

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Retail

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Professional Office

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Parking Lot

Direction: West

Current Base Zoning: “C-1”, “C-2”

Current Land Uses: Residential Apartments

Overlay and Special District Information:

The surrounding properties are located in the Monte Vista historic District, which was adopted in July, 1975. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

The Main Ave. / McCullough Ave. Urban Corridor (“UC-5”) provides site development standards for commercial properties up to 1,000 feet from the street right-of-way on either side of Main Ave. a collector, between I.H. 35 on the south and Huisache Ave. on the north, and two hundred (200) feet from the street right-of-way on either side of McCullough Ave. an arterial, between I.H. 35 on the south and Huisache Ave. on the

north. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

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: North Main Avenue

Existing Character: Primary Arterial Type A

Proposed Changes: None Known.

Thoroughfare: West Craig Place

Existing Character: Local Street

Proposed Changes: None Known.

Public Transit: The VIA bus route #90 is within walking distance of the subject property.

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: IDZ is exempt from parking requirements as per the Unified Development Code.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-2” Commercial District 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 gamin 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 within one mile of the Midtown Regional Center and does not fall within Premium Transit Corridors.

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 property is located within the Monte Vista Neighborhood Plan. The Plan is to be used as a guide therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the commercial uses that already exist on the property with the addition of office space.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate as the existing structure is designed for the current commercial uses.

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 rezoning request does not appear to conflict with the land use goals and strategies of the Monte Vista Neighborhood plan to renovate the dilapidated and deteriorated structures in the area.

6. Size of Tract:

The subject property measures 0.6885 acres which should reasonably accommodate the “C-2” and “O-1” uses requested in the “IDZ” base zoning district.

7. Other Factors:

None.