



City of San Antonio

Legislation Details (With Text)

File #: 18-1526
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/6/2018
Title: ZONING CASE # Z2018053 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District on 2.051 acres out of NCB 379, located on the corner of West Cypress Street and North Main Avenue. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2018053

SUMMARY:
Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

Case Manager: Daniel Hazlett, Planner

Property Owner: Floresville/181 Lessee Incorporated

Applicant: Mark Johnson

Representative: Dya Campos

Location: located on the corner of West Cypress Street and North Main Avenue

Legal Description: 2.051 acres out of NCB 379

Total Acreage: 2.051

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: Parks Department (Crockett Park)

Property Details

Property History: The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned "E" Office District and "H" Local Retail District. The property to the north was rezoned from "H" to "H UC" Local Retail Urban Corridor District by Ordinance 77578, dated March 11, 1993. The properties were rezoned from "E" and "H UC" to "B-1" Business District and "B-1 UC" Business Urban Corridor District by Ordinance 83331, December 14, 1995. The properties converted from "B-1" and "B-1 UC" to the current "C-1" Light Commercial District and "C-1 UC-5" Light Commercial Main Avenue/McCullough Urban Corridor District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 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-6"

Current Land Uses: Crockett Park

Direction: East

Current Base Zoning: "C-1", "C-3"

Current Land Uses: Vacant Lot, HEB Cypress Towers

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Office Building

Direction: West

Current Base Zoning: "C-2", "C-3"

Current Land Uses: Hotel, Law Office

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.

“UC-5”

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.

Transportation

Thoroughfare: North Maine Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: West Cypress Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 90 and 289 are 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: The proposed use of a Parking Lot - noncommercial does not have a minimum or maximum number of parking spaces required.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-1”, which currently accommodates neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. 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 the Midtown Regional Center and is within a ½ of a mile of the San Pedro 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 Tobin Hill Community Plan and is currently designated as “Mixed Use” 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 no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning is requested in order to improve an existing non-commercial parking lot.

3. Suitability as Presently Zoned:

The current “C-1” Light Commercial District is an appropriate zoning for the property and surrounding area. The properties in the area carry various commercial base zoning. The proposed “C-2” is consistent with the current use of the property as a parking lot.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed rezoning is requested in order to maintain and improve the current non-commercial parking lot.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Tobin Hill Community Plan:

- GOAL 5: Development Type and Design - Promote development that is compatible with existing development and encourage design that takes into account the existing character and scale of the neighborhood.
- 5.3.3 Support improved off-street parking design and shared parking programs between businesses and other institutions in the neighborhood.
- OBJECTIVE 7.2: Parking - Ensure safety for pedestrians and cars by maximizing existing off-street parking facilities and providing new well-landscaped parking facilities and arrangements.
- 7.2.1 Encourage well designed and landscaped parking lots and garages in areas where off-street parking demand is high. This includes areas near the River Walk Development, Pearl Brewery, Metropolitan Methodist Hospital and San Antonio College.

6. Size of Tract:

The subject property is 2.051 acres, which currently accommodates a large parking lot.

7. Other Factors:

None.