



City of San Antonio

Legislation Details (With Text)

File #: 18-2352
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/20/2018
Title: ZONING CASE # Z2018117 (Council District 3): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 12, 13, and the East 50-feet of Lot 14, Block 31, NCB 8663, located at 109 East Crane 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: 3

SUBJECT:
Zoning Case Z2018117

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Moon Pong So and Chien Szu So

Applicant: Joyce Y. So

Representative: Joyce Y. So

Location: 109 East Crane Avenue

Legal Description: Lot 12, 13, and the East 50-feet of Lot 14, Block 31, NCB 8663

Total Acreage: 0.4798

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Mission San Jose Neighborhood Association

Applicable Agencies: Stinson Municipal Airport

Property Details

Property History: The subject property was annexed into the City Limits on September 23, 1944 and was zoned "J" Commercial District by Ordinance 1391. The property converted from "J" to the current "I-1" General Industrial District with adoption of the 2001 Unified Development Code by Ordinance 93381, dated 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: "MF-33"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "C-2NA"

Current Land Uses: Professional Offices

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Funeral Home

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Motor Vehicle Sales

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: East Crane Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 43, 243, and 550 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 minimum parking required is 1 parking space per 300 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “I-1”, which accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center. The property is within a ½ of a mile of the Looper 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 South Central San Antonio 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 will remove industrial zoning near single-family residences.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The property is located near single-family residences which is not an appropriate location for industrial base zoning.

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 attract commercial business to locate in the retail center.

5. Public Policy:

The proposed rezoning does not appear to conflict with the goals, objectives, and strategies of the South Central San Antonio Community Plan. The proposed rezoning from “I-1” to “C-2NA” is a downzoning. The current “I-1” base zoning is too intense for the area and is a result of an old code conversion. The requested “C-2NA” is in agreement with the development trend of the area and offers more commercial opportunities to the nearby residents.

Relevant Goals and Objectives of the South Central San Antonio Community Plan:

- Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
- Objective 1 - Economic Development: Develop and enhance the community’s commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.
- Strategies 1.1 & 2 - Economic Development:
 - 1) Improve the quality of commercial corridors including South Flores Street, South Presa Street, and Roosevelt Avenue.
 - 2) Attract investors for vacant land and buildings available for development.

6. Size of Tract:

The subject property is 0.4798 of an acre, which currently accommodates the retail center.

7. Other Factors:

The rezoning request would change the base district to “C-2” Commercial. The “NA” Nonalcoholic Sales designation will limit any future alcohol sales on the property if the proposed use changes.