



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-2844

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 4/2/2019

**Title:** ZONING CASE # Z-2019-10700038 CD (Council District 3): A request for a change in zoning from "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop on Lot A, Block 3, NCB 2978, located at 958 Steves Avenue. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z-2019-10700038 CD

**SUMMARY:**

**Current Zoning:** "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District

**Requested Zoning:** "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 2, 2019

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** UCC Properties LTD

**Applicant:** Robert Cruz

**Representative:** Robert Cruz

**Location:** 958 Steves Avenue

**Legal Description:** Lot A, Block 3, NCB 2978

**Total Acreage:** 0.83

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** Riverside Neighborhood Association and Roosevelt Park Neighborhood Association.

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property is part of the original 36 square miles of the City of San Antonio. The subject property was rezoned from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 R AHOD" Restrictive Commercial Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District by Ordinance 2011-05-19-0425, dated May 19, 2011.

**Topography:** The property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "IDZ"

**Current Land Uses:** Fire Station

**Direction:** East

**Current Base Zoning:** "IDZ"

**Current Land Uses:** Residential Dwellings

**Direction:** South

**Current Base Zoning:** "IDZ" and "C-2"

**Current Land Uses:** Residential Dwellings and Tire Shop

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multi-Family Dwellings

**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.

“MC-2”

The “MC-2” South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

### **Transportation**

**Thoroughfare:** South Presa Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 36, 242

**Thoroughfare:** Steves Avenue

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 36, 242

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

**Parking Information:** The minimum parking requirements for a Cabinet or Carpenter Shop is 1 space per 1,500 sf GFA.

### **ISSUE:**

None.

### **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district of “IDZ”, which allows for uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District

### **FISCAL IMPACT:**

None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is located within the Downtown Regional Center and is half a mile of a Premium Transit Corridor

**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 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 is compatible 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.

## **3. Suitability as Presently Zoned:**

The current “IDZ” Infill Development Zone District is appropriate for the subject property’s location.

## **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed “C-2 CD” would allow light and moderate neighborhood serving commercial activities and the added conditional use allows the commission to consider any needed conditions such as proper buffering, fencing and hours of operation.

## **5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the South Central San Antonio Community Plan

South Central San Antonio Community Plan Relevant Goals and Objectives:

- 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 totals 0.83 acres in size, which reasonably accommodate a Cabinet or Carpenter 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.