



City of San Antonio

Legislation Details (With Text)

File #: 19-3281

Type: Zoning Case

In control: City Council A Session

On agenda: 4/18/2019

Title: ZONING CASE # Z-2019-10700038 CD (Council District 3): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2019-04-18-0341

Date	Ver.	Action By	Action	Result
4/18/2019	1	City Council A Session		

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 "1-1 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 and Zoning Commission (10-0) recommend 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.