



# City of San Antonio

## Agenda Memorandum

**File Number:**19-5275

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**Agenda Item Number:** 9.

**Agenda Date:** 7/16/2019

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700046  
(Plan Amendment Case # PA-2019-11600015)

**SUMMARY:**

**Current Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

**Requested Zoning:** "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for multi-family not to exceed 75 total units and Motor Vehicle Sales (Full Service)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 16, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Amtul Property Group, LLC

**Applicant:** The NRP Group

**Representative:** Brown & Ortiz, P.C.

**Location:** 4415 San Pedro Avenue

**Legal Description:** Lot 2, NCB 9200

**Total Acreage:** 1.518

**Notices Mailed**

**Owners of Property within 200 feet:** 38

**Registered Neighborhood Associations within 200 feet:** Edison Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 1941, dated May 31, 1940 and zoned "F" Local Retail District. The property was rezoned from "F" Local Retail District to "B-3" Business District by Ordinance 36655, dated July 18, 1968. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

**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:** "C-3" and "I-1"

**Current Land Uses:** Financial Office and Meeting Hall

**Direction:** South

**Current Base Zoning:** "C-3"

**Current Land Uses:** Transmission and Tire Shop

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Commercial uses

**Direction:** West

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

**Current Land Uses:** Duplexs

**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:** San Pedro Ave.

**Existing Character:** Primary Arterial B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 3, 4, 204

**Traffic Impact:** San Pedro is identified on the City's Major Thoroughfare Plan as a Primary Arterial Type B (70' - 120' ROW). ROW Dedication may be required. Fresno is identified on the City's Major Thoroughfare Plan as a Primary Arterial Type B (70' - 120' ROW). ROW Dedication may be required.

**Parking Information:** The minimum parking requirement for a multi-family is 1.5 spaces per unit and for commercial auto sales is 1 space per 500 square footage of the sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-3”. These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**FISCAL IMPACT:**

None.

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

The subject property is within the North Central Regional Center and located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 North Central Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “IDZ-3” base zoning district is not consistent with the future land use designation. The applicant is requesting a Plan Amendment to change the future land use to “Mixed Use”. Staff recommends Approval. Planning Commission will consider the Plan Amendment on July 24, 2019.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “C-3” General Commercial District is an intense commercial zoning for the property and surrounding area.

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

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The applicant is requesting a zoning change to IDZ-3 with uses permitted in MF-50 and Motor Vehicle Sales (Full Service) to allow for a mixed use development. The subject property is currently zoned “C-3” General Commercial and the existing use is motor vehicle sales with full service. The future land use for the subject property is currently designated “Neighborhood Commercial,” which is located within the North Central

Community Plan. The applicant is also requesting a Plan Amendment to “Mixed Use” which allows for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. The lot takes up an entire block and currently has a business for motor vehicle sales and includes an auto service shop.

The subject property is located within close proximity to the San Pedro Premium Transit Corridor, as established in the SA Corridors Plan and the SA Tomorrow Comprehensive Plan. The San Pedro Corridor is anchored by Downtown and Stone Oak and future development along the corridor should be transit-supportive. Mixed use developments consisting of commercial, office, and residential uses are supported within close proximity of future rapid transit routes. The subject property is adjacent to commercial and residential zoning. While a mixed use request for Infill Development Zone will permit a mixture of uses including multi-family with a density not to exceed 50 units per acre, “C-2” commercial uses, and motor vehicle sales.

Relevant Goals, Policies and Actions of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

TC Goal 1: San Antonio has a world class multimodal transportation system, providing safe and comfortable connectivity to residential, commercial, education, cultural, healthcare, and recreation opportunities

TC P30: Design commercial, residential, educational, cultural, and recreational facilities that support and provide access to and all transportation modes

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical, and recreational amenities.

H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

H P22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

H P30: Ensure infill development is compatible with existing neighborhoods.

## **6. Size of Tract:**

The subject property is 1.518 acres, which could reasonably accommodate multi-family and commercial uses.

## **7. Other Factors:**

"IDZ"

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1c, because it develops zoning that allows mixed-use development (i.e. residential and commercial) to be placed in the same building.