



City of San Antonio

Agenda Memorandum

File Number:20-2508

Agenda Item Number: 6.

Agenda Date: 3/17/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2020-10700011

(Associated Plan Amendment Case PA2020-11600002)

SUMMARY:

Current Zoning: "O-2 H AHOD" High-Rise Office Olmos Park Terrace Historic Airport Hazard Overlay District

Requested Zoning: "C-1 AHOD" Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 17, 2020. This case is continued from the March 3, 2020 zoning hearing.

Case Manager: Lorianne Thennes, Planner

Property Owner: Flores Business Enterprises, LLC

Applicant: Oscar Flores

Representative: Oscar Flores

Location: 5230 and 5118 San Pedro Avenue

Legal Description: Lot 87, Block 5, NCB 9009 and Lot 95, Block 6, NCB 9012

Total Acreage: 0.5643 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Northmoor Neighborhood Association and Olmos Park Terrace Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department

Property Details

Property History: The subject properties were annexed into the city by Ordinance 1941, dated May 31, 1940. The subject properties were originally zoned "B" Two Family Residence District. The property at 5118 San Pedro was rezoned to "O-1" Office District by Ordinance 54292, dated September 17, 1981. The property at 5230 San Pedro was rezoned to "O-1" Office District by Ordinance 44019, dated July 9, 1974. The "O-1" zoning district converted to the current "O-2" High-Rise Office District following the adoption of the 2001 Unified Development Code (Ordinance 93881, 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: "O-2" and "C-2"

Current Land Uses: Shopping centers, home occupations, print shop, beauty salon

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: "R-4" and "O-2"

Current Land Uses: Vacant, WellMed, dental care

Direction: West

Current Base Zoning: "R-4" and "O-2"

Current Land Uses: Spa, law offices, home buying business

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 Avenue

Existing Character: Primary Arterial B

Proposed Changes: None

Thoroughfare: Mandalay Drive

Existing Character: Local

Proposed Changes: None

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

Routes: 3, 4, 204

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 requirement for most retail uses is 1 space per 300 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current “O-2” High-Rise Office District provides a wider variety of office and accessory retail uses that are primarily designed to serve on-site tenants but may provide services or products to the general public as a secondary market in support of the building's primary office tenants in order to promote mixed uses and the internal capture of vehicular trips, while facilitating economic development. "O-2" districts provide for the establishment of low to high-rise office buildings. Uses within an "O-2" district may serve a regional market area.

Proposed: The proposed “C-1” Light Commercial District 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.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but is within a 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 Community Plan and is currently designated as “Low Density Residential.” The requested "C-1" Light Commercial District is not consistent with the future land use designation. The applicant is seeking a Plan Amendment to “Neighborhood Commercial.” Staff recommends Approval. The Planning Commission recommendation is pending the March 11, 2020 hearing.

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. The proposed “C-1” Light Commercial takes light retail uses that already exist in the area and gives them more appropriate zoning.

3. Suitability as Presently Zoned:

The current "O-2" High-Rise Office District is not an appropriate zoning for the property and surrounding area. It allows for a high rise office with proper permitting. The proposed “C-1” would allow light commercial uses that are compatible with nearby residential uses.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Central Community Plan:

Goal 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

Goal 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility. Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

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6. Size of Tract:

One subject property is 0.2894 acres, and the other subject property is 0.2749 acres which could reasonably accommodate light retail uses.

7. Other Factors:

This property is located within the Olmos Park Terrace Historic District. Any future exterior modifications, signage or new construction will require written approval from the Office of Historic Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.

The properties being rezoned consist of Grad Hub LLC, Vehicle Appraisers & Services, a tax service, and a hair and nail salon. The applicant seeks to rezone to make the zoning designation consistent with the uses of the properties.