



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Department Head

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE ZONING-Z-2024-10700140

SUMMARY:
Current Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Mobile Food Court, and Commercial Parking Lot

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 16, 2024

Case Manager: Eradio Gomez

Property Owner: STRABO LLC-635 W POPLAR SERIES

Applicant: STRABO LLC-635 W POPLAR SERIES

Representative: Patrick Christensen

Location: 635 West Poplar Street

Legal Description: 0.0698 acres out of NCB 357

Total Acreage: 0.0698

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: N/A

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. The property was converted by 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, from "J" to "I-1" General Industrial District. The property was rezoned by Ordinance 2015-09-17-0821 to "C-2 IDZ" Commercial Infill Development Overlay Zone District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2P"

Current Land Uses: Food Service, Automotive Repair

Direction: South

Current Base Zoning: "C-1 IDZ", "C-2P", "RM-4", "R-4", "O-1"

Current Land Uses: Restaurant/Bar, Single-Family Residential, Food Service, Vacant Lot

Direction: East

Current Base Zoning: "C-2P", "C-3"

Current Land Uses: Food Service, Rehabilitation Center, Family Service Center

Direction: West

Current Base Zoning: "IDZ", "R-4"

Current Land Uses: Single-Family Residential, Multi-Family, Parking Lot

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None

Transportation

Thoroughfare: West Poplar Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Jackson Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: San Pedro Avenue

Existing Character: Principal, Primary Arterial B

Proposed Changes: None known

Thoroughfare: East Fredericksburg Road

Existing Character: Principal, Secondary Arterial B

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 95, 96, 97, 289, 296, 3, 4, 204.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Food, Mobile Food Court is 2 spaces per mobile food establishment unit. Within "IDZ-2" the minimum parking requirements in subsection 35-526(b) may be reduced by fifty (50) percent.

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Proposed Changes: None known

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Thoroughfare: x
Existing Character: x
Proposed Changes: x

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Existing Character: x
Proposed Changes: x

Public Transit: x

Traffic Impact: x

Parking Information: x

ISSUE:
None

ALTERNATIVES:

Current Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: Allows rezoning requests up to 50 units per acre, and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

FISCAL IMPACT:
None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located the Midtown Regional Center and within ½ a mile from the Metro Premium Plus Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: X

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. Consistency: X

2. Adverse Impacts on Neighboring Lands: X

3. Suitability as Presently Zoned: X

4. Health, Safety and Welfare: X

5. Public Policy: X

6. Size of Tract: X

7. Other Factors X