



# City of San Antonio

## Agenda Memorandum

**File Number:**  
{{item.tracking\_number}}

---

**Agenda Item Number:** {{item.number}}

**Agenda Date:** August 15, 2023

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Zoning Case Z-2023-10700177

**SUMMARY:**

**Current Zoning:** "C-2 UC-5 AHOD" Commercial Main Ave/McCullough Ave Urban Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "IDZ-3 UC-5 AHOD" High Intensity Infill Development Zone Main Ave/McCullough Ave Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and multi-family dwelling units not to exceed 300 units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 15, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** MODERN ON MAIN PARTNERSHIP LTD

**Applicant:** SAPA Development LLC

**Representative:** P.W. Christensen, PC

**Location:** 101 West Euclid Avenue and 1017 North Main Avenue

**Legal Description:** Lots 1, 2, 6-11, and the south 37.9 feet of Lot 3, Block 4, NCB 381, and Lots 1-3, 4A, and 7, Block 4, NCB 779

**Total Acreage:** 2.5073

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** ADD

**Applicable Agencies:** ADD

**Property Details**

**Property History:** ADD

**Topography:** ADD

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** ADD

**Current Land Uses:** ADD

**Direction:** East

**Current Base Zoning:** ADD

**Current Land Uses:** ADD

**Direction:** South

**Current Base Zoning:** ADD

**Current Land Uses:** ADD

**Direction:** West

**Current Base Zoning:** ADD

**Current Land Uses:** ADD

**Overlay District Information:**

The "UC-\_" \_\_\_\_\_ Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of "UC" serves to preserve, enhance, and perpetuate the value of specific roadway corridors. 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:**

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** ADD  
**Existing Character:** ADD  
**Proposed Changes:** ADD

**Thoroughfare:** ADD  
**Existing Character:** ADD  
**Proposed Changes:** ADD

**Public Transit:** ADD

**Traffic Impact:** ADD

**Parking Information:** ADD

**Thoroughfare:** ADD  
**Existing Character:** ADD  
**Proposed Changes:** ADD

**Thoroughfare:** ADD  
**Existing Character:** ADD  
**Proposed Changes:** ADD

**Public Transit:** ADD

**Traffic Impact:** ADD

**Parking Information:** ADD

**Thoroughfare:** ADD  
**Existing Character:** ADD  
**Proposed Changes:** ADD

**Thoroughfare:** ADD  
**Existing Character:** ADD  
**Proposed Changes:** ADD

**Public Transit:** ADD

**Traffic Impact:** ADD

**Parking Information:** ADD

**Thoroughfare:** ADD

**Existing Character:** ADD

**Proposed Changes:** ADD

**Thoroughfare:** ADD

**Existing Character:** ADD

**Proposed Changes:** ADD

**Public Transit:** ADD

**Traffic Impact:** ADD

**Parking Information:** ADD

**Thoroughfare:** ADD

**Existing Character:** ADD

**Proposed Changes:** ADD

**Thoroughfare:** ADD

**Existing Character:** ADD

**Proposed Changes:** ADD

**Public Transit:** ADD

**Traffic Impact:** ADD

**Parking Information:** ADD

**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 of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density 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:**

ADD

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

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

1. **Consistency:** ADD
2. **Adverse Impacts on Neighboring Lands:** ADD
3. **Suitability as Presently Zoned:** ADD
4. **Health, Safety and Welfare:** ADD
5. **Public Policy:** ADD
6. **Size of Tract:** ADD
7. **Other Factors** ADD