



City of San Antonio

Legislation Details (With Text)

File #: 18-3860

Type: Zoning Case

In control: City Council A Session

On agenda: 8/2/2018

Title: ZONING CASE # Z2018199 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, Lot 2, Lot 3, NCB 2930 and the west 11.27 feet of Lot 4, NCB 2930, located at 312 Hickman Street. 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 2018-08-02-0556

Date	Ver.	Action By	Action	Result
8/2/2018	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018199

SUMMARY:

Current Zoning: "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 5, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Andres Cuellar

Applicant: Jonathan Card

Representative: Jonathan Card

Location: 312 Hickman Street

Legal Description: Lot 1, Lot 2, Lot 3, NCB 2930 and the west 11.27 feet of Lot 4, NCB 2930

Total Acreage: 0.3114

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was zoned "J" Commercial District. Ordinance 86704 rezoned the property to "B-3NA" Business Nonalcoholic Sales District. Upon the adoption of the 2001 Unified Development Code the previous "B-3NA" converted to the current "C-3NA" Commercial Nonalcoholic Sales District

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA, R-6

Current Land Uses: DAMCO Utility Supply Co., Single-Family Residences

Direction: East

Current Base Zoning: C-3NA, R-6

Current Land Uses: Vacant Commercial, Automatic Elevator Co, Vacant Lot

Direction: South

Current Base Zoning: C-3NA

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: San Antonio A/C & U-Haul Dealer, Imperial Auto Sales

Overlay and Special District Information: 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: Blanco Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Hickman Street

Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: Fredericksburg Road
Existing Character: Secondary Arterial
Proposed Changes: None Known

Public Transit: VIA routes 95, 96, 98, 289, and 296 are across the street to the west of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “C-3” Commercial Districts are intended to provide for more intensive commercial uses than those located within the “NC”, “C-1” or “C-2” zoning districts. “C-3” uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. “C-3NA” districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is adjacent to the Midtown Regional Center, but is not within it, nor a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 Midtown Neighborhood Plan, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is consistent 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.

The applicant proposes to renovate the current structure for offices and restaurant/bar uses. Both Blanco Road and Fredericksburg Road are arterial commercial corridors. Allowing the change to “IDZ” would be consistent with the pattern of development in the area.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the subject property’s location; however, the “IDZ” is also appropriate, as the uses being requested are less intense than the current “C-3”.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.3114 acres in size, which reasonably accommodates the uses permitted in “IDZ” Infill Development Zone District.

7. Other Factors:

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 meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.