



City of San Antonio

Legislation Details (With Text)

File #: 21-3006

Type: Zoning Case

In control: City Council A Session

On agenda: 5/6/2021

Title: ZONING CASE Z-2021-10700055 (Council District 1): Ordinance amending San Antonio City Code Chapter 35, Unified Development Code, to adopt Section 35-335(c)(J) establishing the Monte Vista Terrace Neighborhood Conservation District "NCD-10", adopting the associated Plan document, and applying the zoning overlay district of "NCD-10" (all base zoning districts and other overlay districts remain unchanged) to approximately 55 acres out of NCBs 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 7301, 7303, 7304, 8563, 8564, 8566, 8567, properties generally bounded by West Hildebrand Avenue to the south, San Pedro Avenue and Railroad tracks to the west, West Olmos Drive to the north, and McCullough Avenue to the east, located in the Monte Vista Terrace Neighborhood. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Monte Vista Terrace CCR, 3. Resolution, 4. Proposed NCD-10 Design Guidelines, 5. Zoning Minutes, 6. Draft Ordinance, 7. Ordinance 2021-05-06-0309

Date	Ver.	Action By	Action	Result
5/6/2021	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2021-10700055

SUMMARY:

Purpose of Requested Zoning: To Amend the City Code, Chapter 35, to establish the Monte Vista Terrace Neighborhood Conservation District “NCD-10”, to adopt the associated Plan document, and apply the “NCD-10” Monte Vista Terrace Neighborhood Conservation District Zoning Overlay District to all properties within the Monte Vista Terrace Neighborhood (All current base zoning districts and all other overlay zoning districts remain unchanged)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 6, 2021

Case Manager: John Osten, Planning Coordinator

Property Owners: Multiple

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Residential properties generally bounded by West Hildebrand Avenue to the south, San Pedro Avenue and Railroad tracks to the west, West Olmos Drive to the north, and McCullough Avenue to the east.

Legal Description: Properties within NCBS: 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 7301, 7303, 7304, 8563, 8564, 8566, and 8567.

Total Acreage: 55

Notices Mailed

Owners of Property within 200 feet: 277

Registered Neighborhood Associations within 200 feet: Monte Vista Terrace

Applicable Agencies: N/A

Property Details

Property History: The subject area was annexed into the city by Ordinance 1941, dated May 31, 1940. The subject area mostly was originally zoned "B" Residence District and "C" and "D" Apartment Districts. There were numerous rezoning cases in the area for various multi-family districts. Today's "R-4" Residential Single-Family Districts are a result of the conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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: "C-2", "I-1"

Current Land Uses: Various retail, grocery store, gym, and other service providers

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: San Pedro Avenue, bank, and a restaurant

Direction: South

Current Base Zoning: "R-5 H"

Current Land Uses: Hildebrand Avenue and homes in the Monte Vista Historic District

Direction: East

Current Base Zoning: "C-2", "O-2", "MF-33", "C-3NA", "OCL"

Current Land Uses: Various businesses along McCullough Avenue and apartments

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 Type B

Proposed Changes: None

Thoroughfare: Hildebrand Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None

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

Routes Served: 3, 4, 5, 204, 509

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Proposed overlay district does not affect traffic generation in the area.

Parking Information: Parking requirements are not being affected by the proposed zoning overlay district.

ISSUE: None.

ALTERNATIVES:

Current: The current zoning districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur.

Proposed: The proposed “NCD-10” Monte Vista Terrace Neighborhood Conservation District provides design standards that will ensure cohesive development in the future which will be compatible with the character of the neighborhood.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-2) recommend Approval.

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”, “Medium Density Residential”, “High Density Residential”. The requested “NCD-10” is consistent with goals of the community plan and the base zoning districts will remain the same.

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 request is simply the application of a Zoning Overlay “NCD-10”.

3. Suitability as Presently Zoned:

The current zoning designation are appropriate. The proposed "NCD-10" Monte Vista Terrace Neighborhood Conservation District is also an appropriate overlay for the subject properties.

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:

Objective 5.2: Initiate the process for forming a Neighborhood Conservation District in qualified areas where property owners so desire.

6. Size of Tract:

The subject area is approximately 55 acres.

7. Other Factors:

There are 187 properties that are proposed for the “NCD-10” zoning overlay district. This request is the culmination of the Monte Vista Terrace Neighborhood Association completing the required processes for adoption of neighborhood design standards for a Neighborhood Conservation District. The process to create the NCD also includes a rezoning to apply the zoning overlay to the base zoning districts.

The process to create the NCD included creation of a Taskforce that was comprised of 15 residents within the neighborhood. 8 Taskforce Meetings were held from September 2019 through January 2021 with 2 community meetings held in February 2021. Following a public comment period, all input was incorporated into the proposed document for consideration.

The recommendation of the Zoning Commission is forwarded to the City Council for final review.