



City of San Antonio

Legislation Details (With Text)

File #: 17-4468

Type: Zoning Case

In control: City Council A Session

On agenda: 9/7/2017

Title: ZONING CASE # Z2017200 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 CD H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with Conditional Use for a Professional Office on the North 83.33 Feet of Lot 8 and Lot 9, Block 11, NCB 1836, located at 2621 North Main Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. 17-4468 Draft Ordinance Z2017200CD, 5. Ordinance 2017-09-07-0642

Date	Ver.	Action By	Action	Result
9/7/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017200 CD

SUMMARY:

Current Zoning: "MF-33 H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District

Requested Zoning: "MF-33 CD H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 1, 2017

Case Manager: Kayla Leal, Planner

Property Owner: 2621 Main, LLC

Applicant: Tobin Smith

Representative: Tobin Smith

Location: 2621 North Main Avenue

Legal Description: N. 83.33 feet of Lot 8 and Lot 9, Block 11, NCB 1836

Total Acreage: 0.1913

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Monte Vista Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "D" Apartment District. The subject property converted from "D" to "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The Main Avenue/McCullough Avenue Urban Corridor overlay was established by Ordinance 81541, dated January 26, 1995.

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: MF-33

Current Land Uses: Duplexes

Direction: East

Current Base Zoning: O-2

Current Land Uses: Offices

Direction: South

Current Base Zoning: C-2, NC CD

Current Land Uses: Office, Parking Lot, Business, Pharmacy

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Duplexes

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: West Magnolia Avenue

Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: North Main Avenue
Existing Character: Local Road
Proposed Changes: None Known

Public Transit: VIA Bus Routes 5, 90, and 204 are within walking distance of the subject properties.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

A Professional Office requires a minimum of one (1) parking space per 300 square-feet of the Gross Floor Area (GFA) and allows a maximum of one (1) parking space per 140 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a half-mile of a Regional Center.

The subject property is within a half-mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) 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 Monte Vista Neighborhood Plan. As per 35-420 (h) (2), the Monte Vista Neighborhood Plan is to be used as a guide. There is no adopted future land use plan, therefore a finding of consistency is not required.

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 subject property has always been utilized as an office.

3. Suitability as Presently Zoned:

The existing “MF-33” base zoning district is appropriate for the surrounding area. Most of the homes in this area are zoned “MF-33” and are duplexes. This property has consisted of Professional Offices, so the zoning change to include a Conditional Use for a Professional Office while keeping the “MF-33” zoning seems

appropriate.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to allow for a Professional Office, which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The request does not appear to conflict with any public policy objective. There is no future land use designation in which it conflicts.

6. Size of Tract:

The subject property measures 0.1913 of an acre which should reasonably accommodate a Professional Office.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of the zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning District with the specified Conditional Use provisions.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all exterior work for any property with the historic overlay. Exterior work requires a Certificate of Appropriateness before work begins. Approval of a zoning change does not imply approval of or take the place of design review as directed by the UDC. The applicant submitted an administrative Certificate of Appropriateness application on April 2017 for minor exterior alterations, which was approved by Office of Historic Preservation staff.