



City of San Antonio

Legislation Details (With Text)

File #: 19-6780

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/17/2019

Title: ZONING CASE Z-2019-10700193 S (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Specific Use Authorization for Outside Storage on Lot 1 and Lot 2, Block 19, NCB 6418, located at 738 West Hildebrand Avenue. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
ZONING CASE Z-2019-10700193 S

SUMMARY:

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

Requested Zoning: "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Specific Use Authorization for Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2019

Case Manager: Dominic Silva, Senior Planner

Property Owner: Ritternandez Drywall, Inc.

Applicant: Ralph Hernandez

Representative: Ralph Hernandez

Location: 738 West Hildebrand Avenue

Legal Description: Lot 1 and Lot 2, Block 19, NCB 6418

Total Acreage: 0.2009

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Beacon Hill Area Neighborhood Association

Applicable Agencies: N/A

Property Details

Property History: The subject properties were included in the original 36 square miles of the City of San Antonio and were rezoned from "F" Local Retail District District to "B-3NA" Business Non-Alcoholic Sales District by Ordinance 86704, dated September 25, 1997. The property converted to the current "C-3NA" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Commercial

Direction: East

Current Base Zoning: "C-3NA S"

Current Land Uses: Commercial

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "C-3 NA"

Current Land Uses: Commercial

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.

"NCD"

The Beacon Hill Area Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners,

together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Aganier Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 509, 2, and 202.

Thoroughfare: West Hildebrand Avenue

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 509, 2, and 202.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information:

Professional Office with Outside Storage: 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "C-3" Commercial District provides for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

Proposed: The proposed "C-3 CD" allows all of the above in addition to Outside Storage.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 “C-3” 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.

3. Suitability as Presently Zoned:

The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed zoning will not change the base zoning of “C-3.” The added “S” Specific Use Authorization will allow the applicant to add Outside Storage. The Specific Use Authorization also allows consideration of conditions such as: hours of operation, no temporary signage, no outside amplification, and other similar restrictions.

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 rezoning request does not appear to conflict with the land use goals and strategies of the Midtown Neighborhood Plan.

Midtown Neighborhood Plan Goals:

- Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood’s daily needs, build on our base of “mom and pop” businesses and bring new vitality to the neighborhood’s commercial centers.

6. Size of Tract:

The subject property is 0.2009 acres, which would adequately support commercial redevelopment with screened outside storage.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use 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.