



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3934  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 7/5/2016  
**Title:** ZONING CASE # Z2016172 (Council District 1): A request for a change in zoning from "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four (4) Residential Units on Lots 44 & 45, Block 9, NCB 3110, located at 1414-1416 Capitol Avenue and 1140-1142 West Lullwood Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16047)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016-172\_Revised, 2. Z2016-172\_Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016172  
(Associated Plan Amendment 16047)

**SUMMARY:**

**Current Zoning:** "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four (4) Residential Units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 5, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Ron and Carla Bird

**Applicant:** Ron Bird

**Representative:** Ron Bird

**Location:** 1414-1416 Capitol Avenue and 1140-1142 West Lullwood Avenue

**Legal Description:** Lots 44 & 45, Block 9, NCB 3110

**Total Acreage:** 0.185

**Notices Mailed**

**Owners of Property within 200 feet:** 25

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

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The property was annexed by the City of San Antonio in 1938 and was originally zoned "R-1" Residential District. A 1996 zoning case rezoned the property to "R-2." Upon adoption of the 2001 Unified Development Code, the zoning converted to the current "RM-4" zoning district.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** RM-4, C-3, I-1, R-6

**Current Land Uses:** Single-Family Residence, Restaurant and Retail

**Direction:** South

**Current Base Zoning:** RM-4, R-6

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residences

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Railroad and Industrial Uses

**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.

The Beacon Hill 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:** Capitol Avenue  
**Existing Character:** Collector  
**Proposed Changes:** None known

**Thoroughfare:** Lullwood Avenue  
**Existing Character:** Local Road  
**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus route is #509 which stops at the intersection of West Hildebrand Avenue and Capitol Avenue to the north of the property.

**Traffic Impact:** A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

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

**ISSUE:**  
None.

**ALTERNATIVES:**  
Denial of the proposed zoning will result in the subject property retaining the current zoning district.

**FISCAL IMPACT:**  
None.

**RECOMMENDATION:**  
**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 Midtown Neighborhoods Plan. The property is currently developed with a duplex and two single-family residences, a total of four single-family residential units. The property is currently designated as “Low Density Residential” in the future land use plan. The requested “IDZ” Infill Development Zone District is not consistent with the future land use designation. The applicant has submitted an application to amend the future land use designation to “Medium Density Residential.” Staff and Planning Commission recommend approval.

**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 proposed zoning request will add housing stock available for sale and increase home ownership in the Beacon Hill neighborhood.

**3. Suitability as Presently Zoned:**

The proposed zoning district is suitable and will allow the applicant to apply to subdivide the property into three individual lots.

**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 proposed zoning request meets the goal of providing additional housing stock and preserving and revitalizing the neighborhoods' unique mix of quality housing.

**6. Size of Tract:**

The subject property is 0.704 acres in size and will accommodate the proposed zoning and meets the required parking requirement.

**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, lot sizes, and setbacks.