



City of San Antonio

Legislation Details (With Text)

File #: 17-1675
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/21/2017
Title: ZONING CASE # Z2017050 (Council District 1): A request for a change in zoning from "RM-4 HS NCD-5 AHOD" Residential Mixed Historic Significant Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ HS NCD- 5 AHOD" Infill Development Zone Historic Significant Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four Single-Family Dwellings on Lot 20, 21, 22, and 23, Block 35, NCB 1827, located at 715 Grant Avenue. Staff recommends Approval.
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 Z2017050

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

Requested Zoning: "IDZ HS NCD- 5 AHOD" Infill Development Zone Historic Significant Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four Single-Family Dwellings

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 21, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: MP2 Home Restoration, LLC

Applicant: Michael A Perez

Representative: Michael A Perez

Location: 715 Grant Avenue

Legal Description: Lot 20, 21, 22, and 23, Block 35, NCB 1827

Total Acreage: 0.2870

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Applicable Agencies: Office of Historic Preservation and the Department of Planning and Community Development

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was previously zoned “B” Residence District. Later a 1997 case (Ordinance 86704) zoned the subject property as “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “RM-4” Residential Mixed 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: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6 and RM-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-6 and RM-4

Current Land Uses: Single-Family Residences and Multi-Family residences

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Multi-Family Residences

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 “HS” Historic Significant landmark designation signifies the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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: West Magnolia Avenue

Existing Character: Local Road.

Proposed Changes: None Known.

Thoroughfare: Grant Avenue

Existing Character: Local Road.

Proposed Changes: None Known.

Public Transit: VIA route 90 is two blocks south from 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 base zoning district.

FISCAL IMPACT:

None.

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 Low Density Residential 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 build 4 single-family homes on the subject property. The zone change will permit the proposed use, as well as infill underutilized land.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning district is appropriate for the subject property’s location; however, “IDZ” allows for practical development on smaller lots and is also an appropriate zoning district.

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 Midtown Neighborhoods Plan classifies the subject property and surrounding area as low-density residential future land use, described as single-family homes on individual lots with a limited number of duplexes.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) are available at a variety of price and rent levels.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P24: Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors.

H P30: Ensure infill development is compatible with existing neighborhoods.

HPCH P9: Protect well-established neighborhoods by strengthening Neighborhood Conservation Districts (NCD) to address the appropriateness of new and infill construction through enforceable design standards that allow neighborhoods to define unique character and features and promote compatible infill.

The request to rezone to IDZ for 4 dwelling units is generally consistent with the policies of the Comprehensive Plan. Infill development in areas with Neighborhood Conservation Districts should be compatible with the prevalent development pattern of the area. The proposed rezoning would permit a development density in excess of the norm for Beacon Hill however, compatibility may be ensured through adherence with the NCD standards.

The subject property is not located within a regional center as established by the SA Tomorrow Comprehensive Plan, though it is near the Midtown Regional Center and is within the Beacon Hill Neighborhood Conservation District (NCD-5). NCDs are proactive tools to address neighborhood sustainability through compatible infill construction in areas with unique and distinctive characteristics. NCDs are developed in collaboration with the neighborhoods for which they are designated.

The Comprehensive Plan promotes appropriate and compatible infill development and the addition of housing

in near-downtown areas such as this. The proposed development will have to comply with the Beacon Hill NCD standards, ensuring that it is sensitive to the surrounding neighborhood.

6. Size of Tract:

The subject property totals 0.287 acres in size, which will reasonably accommodate 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.

As currently zoned, the properties are Nonconforming Lots of Record and can be developed with 4 units on each lot. However, due to size limitation it would be difficult to meet parking requirements. The applicant’s proposed zoning request will decrease the density for the properties.