



City of San Antonio

Legislation Details (With Text)

File #: 17-2384
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/4/2017
Title: ZONING CASE # Z2017088 (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "MF-33 IDZ H AHOD" Multi-Family Infill Development Zone Overlay Monte Vista Historic Airport Hazard Overlay District on Lots 11, 12, and 13, Block 2, NCB 1706, located at 2419 McCullough Avenue. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017088

SUMMARY:

Current Zoning: "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District

Requested Zoning: TO "MF-33 IDZ H AHOD" Multi-Family Infill Development Overlay Zone Monte Vista Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2017

Case Manager: Nylih Acosta, Planner

Property Owner: Keystone School

Applicant: Jim Lindsey

Representative: Brown & Ortiz, PC

Location: 2419 McCullough Avenue

Legal Description: Lots 11, 12, and 13, Block 2, NCB 1706

Total Acreage: 0.4861

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Monte Vista and Tobin Hill

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 "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family 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: MF-33

Current Land Uses: Multi-Family, Apartments and Single-Family

Direction: West

Current Base Zoning: MF-33 IDZ

Current Land Uses: Keystone Campus

Direction: South

Current Base Zoning: MF-33 IDZ, MF-33

Current Land Uses: Keystone Campus, Multi-Family and Single-Family

Direction: East

Current Base Zoning: MF-33, C-2

Current Land Uses: Mayfair Condominiums and U.S. Post Office

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 surrounding properties are located in the Monte Vista Historic District, which was adopted in 1975. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. 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.

Transportation

Thoroughfare: East Woodlawn Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Craig Place

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA route 5 is within walking distance 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 current 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 an area that does not currently have a designated land use designation, or plan.

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 rehabilitate the structure to use for school purposes such as a classroom, library, or dining hall as needed.

3. Suitability as Presently Zoned:

The current “MF-33” base zoning district is appropriate for the subject property’s location; however the request will not change the base zoning and will add the “IDZ” as an overlay to waive off street parking requirements.

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 subject property is located within the Midtown Regional Center of the SA Tomorrow Comprehensive Plan and within the Monte Vista Neighborhood Plan, adopted 1988. It is also within the Monte Vista Historic District.

Approval of this zoning case would be generally consistent with the guiding principles of the Comprehensive Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

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 P11: Continue and bolster incentive programs for infill development in priority growth areas.

GCF P33: Support and invest in existing schools and their neighborhoods.

This zoning change is requested to allow the use of the site for school purposes without adding the otherwise required off-street parking. As this site will be integrated into the overall, adjacent campus additional parking is unwarranted. Furthermore, the site's setting in a compact, historic neighborhood with a high-degree of walkability additional off-street parking would be inconsistent with the character of the area.

6. Size of Tract:

The subject property totals 0.4861 acres in size, which should 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, lot sizes, and setbacks.