



City of San Antonio

Legislation Details (With Text)

File #: 18-1538

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/6/2018

Title: ZONING CASE # Z2017265 (Council District 1): A request to change the zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, and a Metal/Woodworking Shop on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17077)

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 Z2017265
(Associated Plan Amendment 17077)

SUMMARY:

Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family 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 with uses permitted in "NC" Neighborhood Commercial District, and a Metal/Woodworking Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

Case Manager: Angela Cardona, Planner

Property Owner: VHS Family Limited Partnership

Applicant: Victor Salas Hugo Sr.

Representative: Victor Salas Hugo Sr.

Location: 115 Cincinnati Avenue

Legal Description: Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032

Total Acreage: 0.1722 acres

Notices Mailed

Owners of Property within 200 feet: 28

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

Applicable Agencies: Planning Department

Property Details

Property History: The subject property is within the original 36 square feet of San Antonio. The property was zoned "J" Industrial and changed to "R-1" Single-Family Residence on September 25, 1997 (Ordinance 86704). Upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881), the zoning converted to the current "R-6" Residential Single-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: "R-6"

Current Land Uses: Single-Family/ Multi-Family Residential

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Iron Works, Retail

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: Cincinnati Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None.

Public Transit: The nearest VIA bus routes are #2, #202, #95, #96, #97, #289, #296 and are all within walking distance of the subject property.

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

Parking Information: Parking requirements are determined by use. Commercial uses generally requires a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-6” Residential Single-Family District allows single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, as well as, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within one mile of the Midtown Regional Center and falls between the Fredericksburg and San Pedro Metro Premium Transit Corridors.

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 property is located in the Midtown Neighborhoods Plan and is currently designated as “Medium Density

Residential”. The applicant is seeking a plan amendment to change the future land use to “Mixed Use” to allow for an “IDZ” zoning district with uses permitted in “NC” Neighborhood Commercial, and a Metal/Woodworking Shop. 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 because the request is consistent with the commercial uses that exist along the corridor.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is inappropriate as the existing structure is designed for commercial uses.

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 rezoning request does not appear to conflict with the land use goals and strategies of the Midtown Neighborhoods Plan to encourage business to develop along Blanco Road and to bring vitality to the neighborhood’s commercial centers.

Additionally, the applicant’s request for IDZ based on the following criteria:

- The Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.

6. Size of Tract:

The subject property measures 0.1722 acres which should reasonably accommodate the uses permitted in the “IDZ” zoning 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.