



City of San Antonio

Legislation Details (With Text)

File #: 19-6469

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/3/2019

Title: ZONING CASE Z-2019-10700162 (Council District 2): A request for a change in zoning from "MF-33 NCD-6 UC-2 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Broadway Urban Corridor Airport Hazard Overlay District to "C-2 NCD-6 UC-2 AHOD" Commercial Mahncke Park Neighborhood Conservation Broadway Urban Corridor Airport Hazard Overlay District on the West 52 feet of Lot 4 and Lot 5, Block 5, NCB 3859, located at 115 Natalen Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

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: 2

SUBJECT:

Zoning Case Z-2019-10700162

SUMMARY:

Current Zoning: MF-33 NCD-6 UC-2 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Broadway Urban Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 NCD-6 UC-2 AHOD" Commercial Mahncke Park Neighborhood Conservation Broadway Urban Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Phuoc G. Van

Applicant: Tiffany Shokrian

Representative: Tiffany Shokrian

Location: 115 Natalen Avenue

Legal Description: West 52 feet of Lot 4 and Lot 5, Block 5, NCB 3859

Total Acreage: 0.1217

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Mahncke Park Neighborhood Association, Texas
Department of Transportation

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The property is part of the original 36 square miles of San Antonio and was zoned originally "D" Apartment. "D" Apartment was converted to "MF-33" Multifamily with the adoption of the 2001 Unified Development Code by Ordinance 93881, dated May 3rd, 2001.

Topography: The majority of the property is in a 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Food Service Establishment

Direction: South

Current Base Zoning: "MF-33", "C-2NA"

Current Land Uses: Multifamily, Parking lot

Overlay and Special District Information:
"NCD"

The Mahncke Park Neighborhood Conservation District (NCD-6) 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.

"UC"

The Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense

of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

"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.

Transportation

Thoroughfare: Natalen

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 9, 10, 11, 14, 209

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

Parking Information: The parking minimum for a professional office 1 space per 300 square foot of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “MF-33” Multifamily. Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

Proposed: “C-2 Commercial districts accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Midtown Regional Center and is 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 subject property is located within the Midtown Regional Center Plan and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “MF-33” zoning is appropriate for the property and surrounding area. The proposed “C-2” would also be more appropriate for a lot along the Broadway Corridor.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Midtown Regional Center Plan:

The subject property is located within the SA Tomorrow Midtown Area Regional Center and the SA Corridors Broadway-Austin Hwy-Nacogdoches Corridor half-mile buffer. The lot is approximately 5,300 square feet and is zoned MF-33, which would nominally allow up to four dwellings. The application requested C-2 zoning, and states that the applicant will use the existing building for a real estate office. Neighboring parcels are zoned MF-33 and C-2, and are designated Urban Mixed-Use on the future land use map.

The Urban Mixed-Use future land use category supports C-2 zoning. The Midtown Area Regional Center Plan supports a mix of pedestrian-oriented and transit-oriented residential and commercial uses on blocks adjacent to the Broadway Cultural Corridor, and small-scale/incremental development and adaptive reuse of existing structures.

Goal 6: Improve Pedestrian- and Transit-Oriented Retail and Services

Building on the unique character and strengths in each retail corridor, support more diverse options, including small-scale markets, affordable healthy food, entertainment, and other amenities for the Midtown Area’s diverse residents and visitors.

Encourage building maintenance and renovations to beautify commercial corridors and create walkable, active street areas next to buildings.

Goal 10: Pursue Transformative Projects

Elevate the Midtown Area’s aesthetic appeal, stimulate economic growth, and meet local needs by transforming vacant properties and older buildings through reuse, redevelopment, or new development.

6. Size of Tract:

The subject property is 0.1217 acres, which could reasonably accommodate Commercial uses.

7. Other Factors:

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.