



City of San Antonio

Agenda Memorandum

File Number:19-5142

Agenda Item Number: 5.

Agenda Date: 7/16/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700102 CD

SUMMARY:

Current Zoning: "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District

Requested Zoning: "R-6 CD H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District with Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2019. This case is continued from the June 18, 2019 hearing.

Case Manager: Mirko Maravi, Planner

Property Owner: Ruben Carrillo

Applicant: Ruben Carrillo

Representative: Ruben Carrillo

Location: 318 Carolina Street

Legal Description: 0.3159 acres out of NCB 2956

Total Acreage: 0.3159

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio. The property was rezoned by Ordinance 74924, dated December 9, 1991 from "D" Apartment District to "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Vacant, Commercial in development

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: ROW

Current Land Uses: IH-37

Overlay and Special District Information:

"H"

The surrounding properties are located in the Lavaca Historic District, which was adopted in June 10, 2004. 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.

"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: Carolina St.

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: IH 37

Existing Character: Interstate

Proposed Changes: None Known

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

Routes Served: 32, 232

Traffic Impact: Carolina is identified on the City's Major Thoroughfare Plan as a Secondary Arterial Type B (70'-86') ROW. ROW dedication may be required. IH-37 is a TX DOT roadway. TXDOT review of ROW and access is required.

Parking Information: The minimum parking requirement for a professional office is 1 space for every 300 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-6". These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Downtown Regional Center and located within the 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 Lavaca Neighborhood Plan and is currently designated as "Low-Density Residential" in the future land use component of the plan. The requested "R-6" 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 "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The addition of the Conditional Use allows consideration of a Professional Office.

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 Lavaca Neighborhood Plan:

Goal 1: Economic Development Improve the overall economic health of the neighborhood through the enhancement of existing businesses and services, and the promotion of small business development.

Objective 1.1: Small Business Development Encourage the redevelopment of neighborhood commercial establishments through enforcement of code compliance, improvement of business appearances, reinstitution of neighborhood clean ups, utilization of vacant buildings and attraction of new neighborhood businesses.

6. Size of Tract:

The subject property is 0.3159 acres, which could reasonably accommodate residential with professional office.

7. Other Factors:

This property is located within the Lavaca Historic District. Any modifications or new construction will require written approval. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.