



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2023-10700301

SUMMARY:

Current Zoning: “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: “C-1 IDZ NCD-5 AHOD” Light Commercial Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2023

Case Manager: Forrest Wilson, Principal Planner

Property Owner: NRN Consulting, LLC

Applicant: Patrick Christensen

Representative: Patrick Christensen

Location: 319 Blanco Road

Legal Description: the East 77 feet of Lot 16, Block 3, NCB 3032

Total Acreage: 0.0884

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Beacon Hill

Applicable Agencies: Planning

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned “J” Commercial District. The property was rezoned by Ordinance 86704, dated September 25, 1997 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 “R-6” Residential Single-Family District.

Code & Permitting Details:

REP-MBR-APP23-35009784 – Minor Building Repair Application

REP-ROF-PMT23-35203334 – Re-Roof Permit – Permit Issued 8/31/2023

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-3 CD”

Current Land Uses: Duplex

Direction: East

Current Base Zoning: “C-3NA CD”, “C-2”

Current Land Uses: Auto Repair, Restaurant

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family

Direction: West

Current Base Zoning: ““R-6 CD””

Current Land Uses: Multi-Family

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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 _____ Neighborhood Conservation District (NCD-_) 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.

Special District Information:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Blanco Road

Existing Character: Principal

Proposed Changes: None known

Thoroughfare: West Ashby

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 2, 202

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT. A Traffic Impact Report is not required.

Parking Information: “IDZ” as an overlay district waives the minimum parking requirement.

ISSUE:

None

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. “C-1” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. 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 subject property is not located within a Regional Center, but it is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an Alternate Recommendation of “C-1” without the IDZ Overlay.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Midtown Neighborhoods Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-1” 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. The proposed use is consistent with the established development pattern of the surrounding area.
- 3. Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-1” Light Commercial District is also suitable for the area as there are several commercially zoned properties and uses directly across the street. The “C-1” base zoning district will benefit the nearby residential communities by improving a dilapidated property and contribute to the economic growth and vitality of the surrounding area, while conforming to the underlying land use designation. However, waiving the parking requirement with the “IDZ” Overlay is not appropriate in an area that already struggles with parking and traffic.
- 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 request does not appear to conflict with any public policy objective of the Midtown Neighborhoods Plan. Objective 1.3: Business Development Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood’s daily needs, build on our base of “mom and pop” businesses and bring new vitality to the neighborhood’s commercial centers. Objective 1.4: Marketing Promote area businesses and Midtown on Blanco to enhance neighborhood identity and increase the number of residents and visitors shopping at area stores.

Relevant Goals and Policies of the SA Tomorrow 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 Policy 8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
- GCF Policy 14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Goals and Objectives from the Midtown Neighborhoods Neighborhood Plan may include:

- Goal 1: Economic Development - Revitalize and enhance the neighborhoods' historic commercial centers.
- Objective 1.1: Historic Character - Preserve the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and Hildebrand.
- Objective 1.3: Business Development - Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers.

6. Size of Tract: The 0.0884 acre site is of sufficient size to accommodate the proposed commercial development.

7. Other Factors: The applicant is rezoning for commercial uses. The applicant is rezoning for commercial uses.