



City of San Antonio

Agenda Memorandum

Agenda Date: April 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2022-10700054

SUMMARY:

Current Zoning: "IDZ NCD-5 AHOD" Infill Development Zoning Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for an "NC" Neighborhood Commercial and Metal/Woodworking Shop

Requested Zoning: "IDZ-2 NCD-5 AHOD" Density Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for four (4) residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: John McDowell

Applicant: John McDowell

Representative: John McDowell

Location: 115 Cincinnati Avenue

Legal Description: Lot 28 and a 0.0032 acre tract of Lot 31, Block 3, NCB 3032

Total Acreage: 0.16 acres

Notices Mailed**Owners of Property within 200 feet: 33****Registered Neighborhood Associations within 200 feet: Beacon Hill****Applicable Agencies: P l a n n i n g D e p a r t m e n t****Property Details**

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned “J” Commercial District. The property rezoned to “R-1” Single-Family Residence District on September 25, 1997, by Ordinance 86704. 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. The property rezoned under Ordinance 2018-02-15-0118 to the current "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in '·NC" Neighborhood Commercial, and a Metal/Woodworking Shop.

Topography: The subject property is located within the Aquifer Artesian Zone and Upper SAR Watershed.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** R-6, R-3 CD**Current Land Uses:** Single-Family Residential Homes**Direction:** South**Current Base Zoning:** R-6, C-3NA**Current Land Uses:** Single-Family Residential Homes, Iron Works**Direction:** East**Current Base Zoning:** C-3NA, R-6, UZROW**Current Land Uses:** Medical/Provider Services, Iron Works, Alignment Shop, Screen-printing Shop, UZROW**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Residential Single-Family Homes**Overlay District Information:**

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.

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.

Special District Information: None.

Transportation

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None

Thoroughfare: Cincinnati Avenue

Existing Character: Minor

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement is 1.5 per unit. "IDZ-2" waives the minimum parking requirement by 50%.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "IDZ" Infill Development Zone Districts provide flexible standards for the development and reuse of underutilized parcels within a qualifying area of the city.

The current "IDZ" allows "NC" Neighborhood Commercial uses and Metal/Woodworking.

Proposed Zoning: "IDZ-2" Medium Density Infill Development Zone Districts allow rezoning requests up to 50 units per acre and uses permitted in "C-2" and "O-1.5". All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed "IDZ-2" would allow for four (4) residential units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within proximity to a premium and express transit corridor and is within proximity to a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 “IDZ-2” Medium Density Infill Development Zone 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. Surrounding properties are primarily “R-6” and “C-3NA”. The proposed down-zoning, which will permit four (4) residential units, will serve as a transitional buffer between the existing single-family residential uses and higher intensity commercial uses along Blanco Road.
- 3. Suitability as Presently Zoned:** The existing “IDZ” Infill Development Zone District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Density Infill Development Zone District with uses permitted for four (4) residential units is also an appropriate zoning for the property and surrounding area.
- 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 objectives of the Midtown Neighborhoods Plan.

Relevant Goals and Policies of the Midtown Neighborhoods Plan may include:

- Housing Goal 2 - Preserve and revitalize the neighborhoods’ unique mix of quality housing.
 - Housing Objective 2.2: Housing Character - Maintain the historic character of the neighborhoods’ housing while building on the increased demand for area homes to attract reinvestment by new families.
 - Housing Objective 2.3: Improve the condition, appearance and maintenance of the neighborhoods’ housing and yards.
- Goal 2: Community Appearance & Safety - Promote a safe, clean and livable environment for area residents and future generations, while preserving the traditional character of the Midtown neighborhoods.

- Neighborhood Appearance/Streetscape/Landscape Community Appearance and Safety Objective 2.1 - Preserve and enhance the neighborhood character and pedestrian-friendly environment

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- Housing Goal 2 - A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- Housing Policy 3 - Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- Housing Goal 6 - Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

6. **Size of Tract:** The 0.16-acre site is of sufficient size to accommodate the proposed residential uses and development.
7. **Other Factors:** The applicant intends to utilize the existing structure for four (4) residential units.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.