



# **ZONING CASE: Z2005-254**

City Council District No. 1  
 Requested Zoning Change  
 To establish "NCD-5"

Date: December 15, 2005

Scale: 1" = 1000'

■ Subject Property

○ 200' Notification



C:\Oct 4, 2005



# CASE NO: Z2005254

## Staff and Zoning Commission Recommendation - City Council

**Date:** December 15, 2005

**Zoning Commission Meeting Date:** November 01, 2005

**Council District:** 1

**Ferguson Map:** 616 C1 & 582 D8

**Applicant:**

**Owner:**

City of San Antonio

Multiple Owners

**Zoning Request:** To establish a (NCD-5) Neighborhood Conservation District-5 Overlay  
Generally bounded by West Hildebrand Avenue to the north, the Union Pacific Railroad Right of Way to the east, Fredericksburg Road to the south, IH-10 West on the west, and including all parcels fronting both sides of Fredericksburg Road to the southwest.

**Property Location:**

**Proposal:** To establish a Neighborhood Conservation District

**Neighborhood Association:** Beacon Hill Neighborhood Association, Alta Vista Neighborhood Association (within 200 feet), and Edison Neighborhood Association (within 200 feet)

**Neighborhood Plan:** Midtown Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Consistent.

Multiple land uses are proposed for this area and are depicted in the Land Use Plan component of the Midtown Neighborhood Plan. Since the requested zoning change is for a zoning overlay only and does not alter the base zoning or allowable uses with each of the zoning districts, the requested change is consistent with the Land Use Plan.

Approval.

The Beacon Hill Area meets the requirements for a Neighborhood Conservation District. The Neighborhood Conservation District (NCD) Program was developed in response to the 1997 COSA Master Plan Goals that suggested the City develop criteria for infill development, and the 1998 CRAG Report Recommendation to create and designate Conservation Districts. The Beacon Hill Area NCD Plan satisfies the program criteria, which notes the NCD Plan area must: a) be a minimum of one block face, b) have a minimum of 75% of the land area improved at least 25 years ago and presently improved and c) possess one or more distinctive neighborhood features. Property owners within the Beacon Hill Area NCD have developed a set of design standards that address and protect their unique neighborhood conditions and values.

These standards provide a level of certainty for both property owners and developers, when addressing infill development. The Neighborhood Conservation District will preserve, protect, enhance and perpetuate the value of the residential neighborhood.

Six public Planning Team meetings have been held to develop design standards for both residential and commercial properties.

**Zoning Commission Recommendation:**

**VOTE**

Approval

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Robin Stover 207-7945

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2005254

**Existing Zoning:** Multiple Base Zonings (RM-4, R-4, R-6, MF-33, C-1, C-2, C-3, and I-1)

**Requested Zoning:** Multiple Base Zonings (RM-4, R-4, R-6, MF-33, C-1, C-2, C-3, and I-1) plus NCD-5 Suffix

**Registered Neighborhood Association(s):**

Beacon Hill Neighborhood Association  
Northwest Los Angeles Heights Neighborhood Association (within 200')  
Alta Vista Neighborhood Association (within 200')  
Five Points Neighborhood Associations (within 200')  
Edison Neighborhood Association (within 200')

**Neighborhood/Community/Perimeter Plan:**

Midtown Neighborhoods Plan, October 2000

**Future Land Use for the site:**

Multiple land uses are proposed for this area and are depicted in the Land Use Plan component of the Midtown Neighborhoods Plan.

**Other Comments:**

Since the requested zoning change is for a zoning overlay only and does not alter the base zonings or the allowable uses with each of the zoning districts, the requested zoning change is consistent with the Land Use Plan found in the Midtown Neighborhoods Plan, October 2000.

In addition, the requested zoning completes two action steps found in the *Heart of the Neighborhood Section* of the Midtown Neighborhoods Plan. *Action Step 1.1.4* states: "Identify and implement overlay zoning options (base zoning will remain the same), such as historic or conservation districts, that will help preserve and protect the older commercial buildings and enhance the pedestrian-scale environment characteristic of the neighborhood's commercial centers"; and *Action Step 2.2.1* states: "Investigate historic and/or conservation districts....to maintain the style and character of the area's housing.....and initiate the designation process for historic and/or conservation districts."

**Analysis:**

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

**Staff Recommendation:**

☒ Supports

☐ Recommends Denial

☐ Alternate Recommendation

**Reviewer:** Christopher Garcia

**Title:** Sr. Planner

**Date:** 10/17/05

**Manager Review:** Nina Nixon-Mendez

**Date:** 10/19/05

**Z2005254**

**ZONING CASE NO. Z2005254 -- November 1, 2005**

Applicant: City of San Antonio

Zoning Request: To establish a (NCD-5) Neighborhood Conservation District 5 Overlay.

City Staff represented this case.

Staff stated there were 1, 893 notices mailed out to the surrounding property owners, 32 returned in opposition and 89 returned in favor and Beacon Hill and Alta Vista Neighborhood Association is in favor and no response from Edison Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

#### **FINDING OF CONSISTENCY OF THE MASTER PLAN**

#### **COMMISSION ACTION**

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray**

**NAYS: None**

#### **THE MOTION CARRIED**

#### **COMMISSION ACTION**

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

1. Generally bounded by West Hildebrand Avenue to the north, the Union Pacific Right of Way to the east, Fredericksburg Road to the south, IH-10 West on the west and including all parcels fronting both sides of Fredericksburg Road to the southwest.
2. There were 1,893 notices mailed, 32 returned in opposition and 89 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray**

**NAYS: None**

#### **THE MOTION CARRIED**

**Z2005254**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.