



City of San Antonio

Agenda Memorandum

File Number: 16-2718

Agenda Item Number: Z-3.

Agenda Date: 5/5/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016109 CD

SUMMARY:

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

Requested Zoning: "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Duplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Aaron L. Koch and Samuel L. Byrd

Applicant: Aaron L. Koch

Representative: Aaron L. Koch

Location: 939 West Craig Place

Legal Description: 0.113 acres of land out of NCB 1852

Total Acreage: 0.113

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938. On September 25, 1997, Ordinance 86704 zoned the property as “R-1” Temporary Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District. On December 15, 2005, Ordinance 2008-01-17-0050 added the Beacon Hill Neighborhood Conservation Overlay District to the subject property.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: R-6 NCD-5, RM-4 NCD-6

Current Land Uses: Single Family, four-family dwellings.

Direction: East, South

Current Base Zoning: RM-4 NCD-5, R-6 NCD-5, MF-33 NCD-5

Current Land Uses: Single Family, four-family dwellings, and Apartments.

Overlay and Special District Information: The Beacon Hill Neighborhood Overlay 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.

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: Craig Place

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The VIA number 90 bus line operates along Woodland Avenue and Grant Ave.

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

Parking Information: Dwelling - 2 family: Minimum vehicle parking spaces 1 per Unit. Maximum vehicle parking spaces 2 per Unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 Neighborhood Plan and is currently designated as Low Density Residential. The requested Conditional Use for a Duplex is consistent with the more intense and similar uses surrounding the subject property.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed rezoning to “R-4” is appropriate for the subject property. The subject property location is adjacent to other multi-family properties and duplexes which makes it appropriate for the “R-4 CD” Residential Single-Family District with a Conditional Use for a Duplex. The development of the subject property contributes toward the Midtown Neighborhood Plan vision of compatibility and purpose of the plan.

4. Health, Safety and Welfare:

Staff has found no 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.

6. Size of Tract:

The subject property is 0.113 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use within an area 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.