



City of San Antonio

Legislation Details (With Text)

File #: 18-5028

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/4/2018

Title: ZONING CASE # Z2018284 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 20.5 feet of Lot 5, the west 19-feet of Lot 6, Block 4, NCB 1893 and the west 34.5-feet of the east 55-feet of Lot 5, Block 4, NCB 1893, located at 914 West French Place and 916 West French Place. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2018284

SUMMARY:
Current Zoning: "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-4 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 4, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Adrien N. Martinez

Applicant: Jennifer M. Gonzalez

Representative: Michael Shackelford

Location: 914 West French Place and 916 West French Place

Legal Description: the east 20.5 feet of Lot 5, the west 19-feet of Lot 6, Block 4, NCB 1893 and the west 34.5-feet of the east 55-feet of Lot 5, Block 4, NCB 1893

Total Acreage: 0.2411

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was a part of the original 36-square miles of San Antonio and were zoned “D” Apartment District. The property was part of a large area rezoning and was changed from “D” to “R-1” One-Family Residence District by Ordinance 86704, dated September 25, 1997. The property converted from “R-1” to the current “R-6” with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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: “R-6”

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Vacant Lot, Single-Family Residence

Direction: West

Current Base Zoning: “R-6”, “C-3NA CD”

Current Land Uses: Vacant Lot, Tower Metal Shop

Overlay and Special District Information:

"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.

"NCD"

The Alta Vista Neighborhood Conservation District (NCD-2) 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.

Transportation

Thoroughfare: West French Place

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Ripley Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 20 is within walking distance of the subject property.

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

Parking Information:

The minimum parking required for a single-family residence is 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-6” which permits single-family dwellings (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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is located within ½ of a mile of the New Braunfels Avenue and San Pedro Premium Transit Corridors.

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 Midtown Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no 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 appropriate zoning for the property and surrounding area. The surrounding area includes a mix of zoning to include “R-6”, “RM-4” and “C-3NA CD” base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The lot is currently vacant and the property owner is requesting a rezoning in order to build two single-family residences.

5. Public Policy:

The Midtown Neighborhoods Plan classifies the subject property and surrounding area as low-density residential future land use, described as single-family homes on individual lots with a limited number of duplexes.

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

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) are available at a variety of price and rent levels.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

The subject property is not located within a regional center as established by the SA Tomorrow Comprehensive Plan, though it is near the Midtown Regional Center and is within the Alta Vista Neighborhood Conservation District (NCD-2). The site was previously occupied by a single-family residence and the proposed zoning change will allow the continuing use as a single-family residence.

6. Size of Tract:

The subject property is 0.2411 of an acre which could accommodate the proposed two single-family residences.

7. Other Factors:

None.