



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5989

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 11/6/2018

**Title:** ZONING CASE # Z2018232 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 27, Block 1, NCB 3596, located at 115 Aganier Avenue. 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 Z2018232

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

**Requested Zoning:** "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** November 6, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Brett A. Cohen and Jerome Cohen

**Applicant:** Brett A. Cohen and Jerome Cohen

**Representative:** Baltazar Serna

**Location:** 115 Aganier Avenue

**Legal Description:** Lot 27, Block 1, NCB 3596

**Total Acreage:** 0.1722

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Beacon Hill Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject property was a part of the original 36-square miles of the City of San Antonio and was zoned "J" Commercial District. The property was rezoned from "J" to "R-1" Single-Family Residence District by Ordinance 86704, dated September 25, 1997. The property converted from "R-1" to the current "R-6" Residential Single-Family District 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:** Single-Family Residences

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Residences

**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 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.

**Transportation**

**Thoroughfare:** Aganier Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Hickman Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 95, 96, 97, 289 and 296 are within walking distance of the 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 duplex is two parking spaces.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6” which permits a 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.

**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 Premium Transit Corridor.

**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 Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “RM-6” 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 an appropriate zoning for the property and surrounding area.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested “RM-6” is consistent with the Midtown Plan.

**5. Public Policy:**

The property is within the Midtown Neighborhoods Plan (2000). The Midtown Neighborhoods Plan classified the site and surrounding area as “Mixed Use”. Mixed Use allows “RM-6” Residential Mixed District.

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

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial 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) is available at a variety of price and rent levels.

H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

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

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

Goal 2: Housing: Preserve and revitalize the neighborhoods’ unique mix of quality 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.

The rezoning request is consistent with several of the goals and policies of the SA Tomorrow Comprehensive Plan. Likewise, the proposal is generally consistent with the recommendations of the Midtown Neighborhoods Plan to revitalize the neighborhood’s mix of quality housing and building on the increased demand for homes to attract reinvestment. The proposed development would also need to be consistent with the Beacon Hill Neighborhood Conservation District residential design standards.

**6. Size of Tract:**

The subject property is 0.1722 of an acre, which could accommodate the proposed duplex.

**7. Other Factors:**

None.