



City of San Antonio

Legislation Details (With Text)

File #: 20-4007

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/7/2020

Title: (Continued from 06/02/2020) ZONING CASE Z-2020-10700050 (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 "RM-5 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 45.82 feet of Lot 7, Block 6, NCB 1892, located at 806 West French Place. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 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 Z2020-10700050

SUMMARY:

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

Requested Zoning: "RM-5 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2020. This case is continued from the May 19, 2020 and June 2, 2020 zoning hearings.

Case Manager: Lorianne Thennes, Planner

Property Owner: Johnathan Buckingham

Applicant: Johnathan Buckingham

Representative: Johnathan Buckingham

Location: 806 West French Place

Legal Description: The east 45.82 feet of Lot 7, Block 6, NCB 1892

Total Acreage: 0.1478 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association

Applicable Agencies: Planning Department, Parks Department

Property Details

Property History: The subject property is part of the original 36 square miles of the city and was originally zoned "H" Local Retail District. The property was rezoned to "R-1" Single Family Residence District by Ordinance 86704, dated September 25, 1997. The previous "R-1" district converted to "R-6" Single-Family Residential District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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," "RM-4," and "MF-33"

Current Land Uses: Single-family dwellings, multi-family dwellings

Direction: East

Current Base Zoning: "R-6," "RM-4," and "C-2NA"

Current Land Uses: Single-family dwellings, restaurant

Direction: South

Current Base Zoning: "C-2" and "R-6"

Current Land Uses: Single-family dwellings, florist

Direction: West

Current Base Zoning: "R-6" and "RM-4"

Current Land Uses: Single-family dwellings, duplexes

Overlay and Special District Information:

"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.

"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.

Transportation

Thoroughfare: West French Place

Existing Character: Local

Proposed Changes: None

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

Routes: 20

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 requirement for three (3) dwelling units is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current "R-6" Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed "RM-5" Mixed Residential District provides areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

The proposed "RM-5" will allow the owner to have three (3) residential units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but is within a 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 Neighborhoods Plan and is currently designated as "Neighborhood Commercial." The requested "RM-5" 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. There are neighboring properties in the area with similar densities.

3. Suitability as Presently Zoned:

The current "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The requested "RM-5" Residential Mixed District is also appropriate for the area and would allow for 3 residential units, which is consistent with the density of surrounding properties.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Midtown Neighborhoods Plan:

Goal 2- Preserve and revitalize the neighborhoods' unique mix of quality housing.

Objective 2.2- Maintain the historic character of the neighborhoods' housing while building on the increased demand for area homes to attract reinvestment by new families.

Objective 2.3- Improve the condition, appearance, and maintenance of the neighborhoods' housing and yards.

6. Size of Tract:

The subject property is 0.1478 acres, which could reasonably accommodate three (3) dwelling units.

7. Other Factors:

There is currently one (1) unit on site, and the property owner is proposing building two (2) more residential units behind the main home in place of the preexisting garage for a total of three (3) units.