



City of San Antonio

Legislation Details (With Text)

File #: 20-5263
Type: Zoning Case
In control: City Council A Session
On agenda: 9/17/2020
Title: ZONING CASE Z-2020-10700155 (Council District 2): Ordinance amending the Zoning District Boundary from "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 5, NCB 6300, located at 326 Nika Street. Staff and Zoning Commission recommend Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-09-17-0670

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2020-10700155

SUMMARY:
Current Zoning: "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 18, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Austin Hagee

Applicant: Austin Hagee

Representative: Austin Hagee

Location: 326 Nika Street

Legal Description: Lot 5, NCB 6300

Total Acreage: 0.1182

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Fort Sam Houston, 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 originally zoned “E” Office District. The property converted from “E” Office District to the current “O-2” High-Rise Office District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MR”

Current Land Uses: Fort Sam Houston

Direction: East

Current Base Zoning: “O-2”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “O-2”, “R-4”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “O-2”

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"NCD"

The Westfort Neighborhood Conservation District (NCD-9) 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: Nika

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 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 requirements for a single family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: “O-2” districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed: The requested “R-4” allows a single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Midtown Regional Center and is within Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) 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 Regional Center Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-4” base zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “R-4” Residential Single-Family is a downzone from the existing “O-2” High Rise Office.

3. Suitability as Presently Zoned:

The current “O-2” High-Rise Office District is not an appropriate zoning for the property and surrounding area. The requested “R-4” rezoning is more consistent with the surrounding residential uses and the current use on the property.

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 Regional Center Plan:

Goal 5: Broaden Housing Choices

Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.

Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.

Rehabilitate or redevelop housing that is in poor condition.

Focus most new housing development closer to multimodal transportation corridors.

6. Size of Tract:

The subject property is 0.1182 acres, which would adequately support a single-family dwelling.

7. Other Factors:

The property will be maintained as a single-family residence. The rezoning allows the property zoning classification for the existing use of the property.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.