



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3659

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/18/2021

**Title:** ZONING CASE Z-2021-10700074 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 20, Block 6, NCB 3170, located at 301 Princeton Avenue. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@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 Z-2021-10700074

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 18, 2021

**Case Manager:** Justin Malone, Planner

**Property Owner:** 301 Princeton LLC

**Applicant:** 301 Princeton LLC

**Representative:** Patrick Christensen

**Location:** 301 Princeton Avenue

**Legal Description:** Lot 20, Block 6, NCB 3170

**Total Acreage:** 0.155

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** Uptown Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and was originally zoned "B" Residence District. The property was rezoned from "B" Residence District to "R-1" Single Family Residence District by Ordinance 86704, dated September 25, 1997. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District.

**Topography:** The subject 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 Residential

**Direction:** South

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Duplex

**Direction:** East

**Current Base Zoning:** R-6", "RM-4"

**Current Land Uses:** Single Family Residential, Duplex

**Direction:** West

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Single Family Residential

**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.

**Transportation**

**Thoroughfare:** Princeton Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** North Brazos Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 2, 82, 88, 95, 96, 97, 202, 282, 288, 289, 296

**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 a single-family dwelling is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The existing Residential Single-Family District allows for 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 school.

**Proposed:** The proposed “RM-5” Single-family dwelling (detached, attached or townhouse), two-family dwelling, three family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within a Regional Center and is it located within the 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 Regional Center Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “RM-5” base zoning district is consistent with the future land use designation and the surrounding single-family parcels.

**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. The abutting and adjacent properties are zoned “RM-4” Residential Mixed District and allow for up to four (4) units. The proposed “RM-5” is appropriate and limits density to three (3) units.

**3. Suitability as Presently Zoned:**

The current “R-6” District is an appropriate zoning for the property. The proposed “RM-5” is consistent with the neighborhood, lot size, and corner location of the property. The requested change would allow for the three existing units on the property and would allow for separate utility meters.

#### **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.

##### Goal 10: Pursue Transformative Projects

- Elevate Midtown's aesthetic appeal, stimulate economic growth, and meet local needs by transforming vacant properties and older buildings through reuse, redevelopment, or new development.

#### **6. Size of Tract:**

The subject property is 0.155 acres, which could reasonably accommodate three dwelling units.

#### **7. Other Factors:**

The applicant intends to bring the existing duplex and garage apartment into compliance to allow for all three (3) units to have separate utility meters.