



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2354

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**Agenda Item Number:** 21.

**Agenda Date:** 3/20/2018

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2018125

(Associated Plan Amendment 18038)

**SUMMARY:**

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

**Requested Zoning:** "RM-4 H AHOD" Residential Mixed Government Hill Historic Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 20, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** 808 East Carson, LLC

**Applicant:** Peggy Brimhall

**Representative:** Peggy Brimhall

**Location:** 808 East Carson Street

**Legal Description:** Lot 2, Block 2, NCB 1266

**Total Acreage:** 0.2662

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation

### **Property Details**

**Property History:** The property was a part of the original 36-square miles of the City of San Antonio and was zoned "D" Apartment District. The property converted from "D" to "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The Government Hill Historic District was created by Ordinance 95603, dated April 11, 2002. The property was a part of a large area rezoning initiated by the City of San Antonio was rezoned from "MF-33" to the current "R-6" Residential Single-Family District by Ordinance 2010-11-04-0971, dated November 4, 2010.

**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-5"

**Current Land Uses:** Church, Single-Family Residence, Apartments

**Direction:** East

**Current Base Zoning:** "R-6", "RM-5"

**Current Land Uses:** Single-Family Residence, Apartments

**Direction:** South

**Current Base Zoning:** "R-6", "RM-5"

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

**Direction:** West

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

**Current Land Uses:** Duplex, 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.

"H"

The surrounding properties are located in the Government Hill Historic District, which was adopted in 2002. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

### **Transportation**

**Thoroughfare:** East Carson Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Pierce 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 is 1.5 parking spaces per unit.

**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 currently accommodates 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 within a Regional Center. The property is within a ½ of a mile of the New Braunfels Avenue Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending the Plan Amendment.

**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 Government Hill Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “RM-4” base zoning district is not consistent with the future land use designation. The applicant is requesting a land use amendment from “Low Density Residential” to “Medium Density Residential” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning is consistent with the surrounding neighborhood which has a mixture of housing types.

**3. Suitability as Presently Zoned:**

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area which includes a mix of base zoning districts.

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

Staff has found no 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 goals and objectives of the Government Hill Neighborhood Plan. The plan specifies the preservation of existing single-family structures in established single-family areas. The subject property is a vacant lot and the presence of “Medium Density Residential” land use throughout the neighborhood makes the request of “RM-4” appropriate for the area. In addition, the SA Tomorrow Comprehensive Plan promotes more dense residential development to be located within Premium Transit Corridors and the urban core of the city.

Relevant Goals and Objectives of the Government Hill Neighborhood Plan:

- Goal: Conserve, rehabilitate and/or replace (if necessary) housing stock.
- Objective: To develop a housing preservation strategy to stabilize and improve the real estate values.
- Goal: Redevelop and revitalize the neighborhood.
- Objective: To encourage and support any revitalization and redevelopment efforts consistent with this plan.

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

The subject property is 0.2662 of an acre, which may accommodate 4 residential units.

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

This property is located within the Government Hill Historic District, and the design of the new construction will require a Certificate of Appropriateness to be approved by the Historic and Design Review Commission. An earlier request to construct two buildings housing six residential units was not supported by the commission and ultimately withdrawn at the public hearing on February. Since that time, the applicant has modified the design proposal to consist of only four units. This revised design is pending approval of the HDRC. OHP staff has reviewed the revised proposal and continues to have concerns regarding the proposed building massing, scale, and parking solution.