



City of San Antonio

Agenda Memorandum

File Number:18-3264

Agenda Item Number: 11.

Agenda Date: 5/15/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018175

(Associated Plan Amendment 18054)

SUMMARY:

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

Requested Zoning: "MF-18 NCD-5 AHOD" Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Bubba Roots Enterprises, LLC

Applicant: Layce Lefevre

Representative: Layce Lefevre

Location: 810 West Craig Place

Legal Description: Lot 8, 9, 10, Block 36, NCB 1868

Total Acreage: 0.4304

Notices Mailed

Owners of Property within 200 feet: 40

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

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was rezoned from “B” Residence District to “R-1” Single Family Residence District by Ordinance 86704, dated September 25, 1997. The property converted from “R-1” Single Family Residence District 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 subject property is not located within the 100-year 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:

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 Craig Place

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 2, 202

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 multi-family residences is 1.5 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”. “R-6” allows for uses such as single-family dwellings 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 located within Half a Mile of 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 “Low Density Residential” in the future land use component of the plan. The requested “MF-18” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Low Density Residential” to “Mixed Use” to accommodate the proposed rezoning. Staff recommends Denial of the Plan Amendment, with an Alternate Recommendation for “Medium-Density Residential.” Planning Commission continued the case to May 23, 2018.

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. Lot 8 and Lot 9 are developed as an existing six-plex. These lots are existing non-conforming, but the applicant would like to rezone to secure funds for renovation of the existing units. Additionally, the rezoning of Lot 10 on the corner will allow for development of up to three (3) additional units. The proposed “MF-18” Limited Density Multi-Family compliments the mix of land uses in the area and will allow for a slightly higher density supporting the Midtown Neighborhood Plan’s goal, for diversity of housing stock and variety of price and rent levels.

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 Midtown Neighborhoods Plan classifies the subject property and surrounding area as low-density residential future land use, described as single-family homes on individual lots with a limited number of duplexes. The plan also states that the neighborhoods place strong emphasis on conserving the existing housing stock and recognizes that densities vary throughout residential areas, expressing that structures built as multi-family housing continue in this use despite a classification of low-density residential. The subject property was developed as a six dwelling-unit building in approximately 1950 on a parcel of land approximately 0.43 acres in size, equating to just less than 14 dwelling units per acre.

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

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) are available at a variety of price and rent levels.

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

H P24: Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors.

The requested land use amendment from low-density residential to a mixed-use is not appropriate for this site as the Midtown Neighborhoods Plan clearly prescribes low-density residential land use for areas not along higher-order roadways, such as Blanco. Furthermore, the Midtown Plan is explicit in its desire that multi-family housing continue in such use even when within areas classified for low-density residential and as such the intent of the requested zoning change is generally consistent with the Midtown Plan, although the requested MF-18 zoning may not be consistent with the low-density residential classification. Medium-density residential would be an appropriate classification for this location given its history as a multi-family structure and its position at the end of a block. This proposal is generally consistent with the policies of the Comprehensive Plan. Additionally, the Midtown Neighborhoods Plan identifies the conservation of existing housing stock as one of the neighborhoods highest priorities and specifically supports the continuation of multi-family uses in structures built for such.

The subject property is not located within a regional center as established by the SA Tomorrow Comprehensive Plan, though it is near the Midtown Regional Center and is within the Beacon Hill Neighborhood Conservation District (NCD-5). NCDs are proactive tools to address neighborhood sustainability through compatible infill construction in areas with unique and distinctive characteristics. NCDs are developed in collaboration with the neighborhoods for which they are designated. As the structure was built in 1950 it contributed to establishment of the neighborhood character the NCD aims to conserve.

6. Size of Tract:

The subject property is 0.4304 acres, which would adequately support a multi-family development

7. Other Factors:

None.