



City of San Antonio

Agenda Memorandum

File Number:18-6349

Agenda Item Number: Z-2.

Agenda Date: 12/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018232

SUMMARY:

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

Requested Zoning: "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 6, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Brett A. Cohen and Jerome Cohen

Applicant: Brett A. Cohen and Jerome Cohen

Representative: Baltazar Serna

Location: 115 Aganier Avenue

Legal Description: Lot 27, Block 1, NCB 3596

Total Acreage: 0.1722

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Applicable Agencies: 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 zoned “J” Commercial District. The property was rezoned from “J” to “R-1” Single-Family Residence District by Ordinance 86704, dated September 25, 1997. The property converted from “R-1” 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 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 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:

"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.

"NCD"

The Beacon Hill Neighborhood Conservation District (NCD-5) 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.

Transportation

Thoroughfare: Aganier Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Hickman Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 95, 96, 97, 289 and 296 are within walking distance of the 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 for a duplex is two parking spaces.

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 permits a 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 schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is located within ½ of a mile of the New Braunfels Avenue Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “RM-6” base zoning district is consistent with the future land use designation.

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.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested “RM-6” is consistent with the Midtown Plan.

5. Public Policy:

The property is within the Midtown Neighborhoods Plan (2000). The Midtown Neighborhoods Plan classified the site and surrounding area as “Mixed Use”. Mixed Use allows “RM-6” Residential Mixed District.

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

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

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

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

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

Relevant Goals and Policies of the Midtown Neighborhoods Plan may include:

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

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

The rezoning request is consistent with several of the goals and policies of the SA Tomorrow Comprehensive Plan. Likewise, the proposal is generally consistent with the recommendations of the Midtown Neighborhoods Plan to revitalize the neighborhood's mix of quality housing and building on the increased demand for homes to attract reinvestment. The proposed development would also need to be consistent with the Beacon Hill Neighborhood Conservation District residential design standards.

6. Size of Tract:

The subject property is 0.1722 of an acre, which could accommodate the proposed duplex.

7. Other Factors:

None.