



City of San Antonio

Agenda Memorandum

File Number:19-7527

Agenda Item Number: 23.

Agenda Date: 10/15/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2019-10700235 CD

SUMMARY:

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

Requested Zoning: "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for three (3) residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 15, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: Izzy & Michal Shapira

Applicant: Jose Romero

Representative: Jose Romero

Location: 1004 West Gramercy Place & 1006 West Gramercy Place

Legal Description: Lots 19 and 20, Block 11, NCB 1786

Total Acreage: 0.1435 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio. It was zoned “R-1” Residential District according to Ordinance 86704, dated September 25, 1997. The “R-1” base zoning district converted to “R-6” in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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” and “RM-4”

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: “R-6” and “RM-4”

Current Land Uses: Single-family dwellings

Overlay and Special District Information:

"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.

"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: Gramercy Place

Existing Character: Local

Proposed Changes: None

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

Routes: 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 a 3 family dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The “R-6” Residential Single-Family district provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The “R-6” Residential Single-Family district provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but within 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 Area Regional Center Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-6” base zoning district is consistent with the future land use designation.

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 applicant is maintaining the current “R-6” base zoning district. The structure is remaining the same. An interior wall is being added to create an additional unit, but the footprint of the 1920 structure will remain the same.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The base zoning district is remaining the same. The “CD” conditional use allows consideration of additional density. This is consistent with existing “RM-4” Residential Mixed zoning in the area. There are duplexes in the area. This property appears to be a duplex that wants to add a bonus unit in the current structure; creating the three (3) residential units.

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 Area Regional Center Plan:

Goal 1: Preserve the Midtown Area's Distinct Character

Goal 5: Broaden Housing Choices

6. Size of Tract:

The subject property is 0.1435 acres, which could reasonably accommodate three residential units.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.