



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5263

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**Agenda Item Number:** Z-4.

**Agenda Date:** 9/17/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2020-10700155

**SUMMARY:**

**Current Zoning:** "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 18, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Austin Hagee

**Applicant:** Austin Hagee

**Representative:** Austin Hagee

**Location:** 326 Nika Street

**Legal Description:** Lot 5, NCB 6300

**Total Acreage:** 0.1182

**Notices Mailed**

**Owners of Property within 200 feet:** 24

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

**Applicable Agencies:** Fort Sam Houston, 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 originally zoned “E” Office District. The property converted from “E” Office District to the current “O-2” High-Rise Office 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:** “MR”

**Current Land Uses:** Fort Sam Houston

**Direction:** East

**Current Base Zoning:** “O-2”

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

**Direction:** South

**Current Base Zoning:** “O-2”, “R-4”

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

**Direction:** West

**Current Base Zoning:** “O-2”

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

### **Overlay and Special District Information:**

"NCD"

The Westfort Neighborhood Conservation District (NCD-9) 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:** Nika

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 20

**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 requirements for a single family dwelling is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** “O-2” districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

**Proposed:** The requested “R-4” allows a single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is located within the Midtown Regional Center and is within Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) 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 Regional Center Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-4” base zoning is consistent with the future land use designation.

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

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “R-4” Residential Single-Family is a downzone from the existing “O-2” High Rise Office.

**3. Suitability as Presently Zoned:**

The current “O-2” High-Rise Office District is not an appropriate zoning for the property and surrounding area. The requested “R-4” rezoning is more consistent with the surrounding residential uses and the current use on the property.

**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.

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

The subject property is 0.1182 acres, which would adequately support a single-family dwelling.

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

The property will be maintained as a single-family residence. The rezoning allows the property zoning classification for the existing use of the property.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.