



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE ZONING-Z-2023-10700302

SUMMARY:

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

Requested Zoning: "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District for 4 dwelling units.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2023

Case Manager: Alfonso Camacho, Senior Planner

Property Owner: NRN PROPERTIES, LLC

Applicant: NRN PROPERTIES, LLC

Representative: P.W. Christensen, P.C.

Location: 1147 West Ashby Place

Legal Description: Lot 33, Block 2, NCB 3031

Total Acreage: 0.1607

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Beacon Hill Area

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "D" Apartment District converted to "MF-33" Multi-Family District. Property was rezoned by Ordinance 2022-08-04-0551, dated August 04, 2023, to the current "R-6" Residential Single-Family District.

Code & Permitting Details: There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6 CD with a Conditional Use for two (2) dwelling units

Current Land Uses: 2 Duplexes

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Duplex

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Dwelling

Overlay District Information:

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.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review

of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information: None.

Transportation

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 2 and 202

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: Minimum Parking requirement for a duplex is 1.5 spaces per unit. Maximum Parking Requirement is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District 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.

Proposed Zoning: “RM-4” Residential Mixed District permits a Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within Regional Center but within ½ a mile of the New Braunfels and Fredericksburg Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Midtown Neighborhoods Plan, adopted October 2000, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “RM-4” Residential Mixed 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 proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned "R-6", "MF-33" and "C-3 NA." Thus, the proposed level of residential intensity is already established in the area.
- 3. Suitability as Presently Zoned:** The existing "R-6" Residential District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed District for four (4) dwelling units is also appropriate. The proposed zoning for four (4) dwelling units maintains the residential development pattern of the surrounding area. Adjacent properties are a mix of single-family, duplex and multi-family thus, the proposed level of residential intensity is already established in the area. The rezoning also supports the Strategic Housing Implementation by encouraging housing to meet growing population needs.
- 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 request does not appear to conflict with any public policy objectives of the Midtown Neighborhoods Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

- 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 3 - Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

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

- Housing Goal 2 - Preserve and revitalize the neighborhoods’ unique mix of quality housing.
- 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.
- Housing Objective 2.3: Improve the condition, appearance and maintenance of the neighborhoods’ housing and yards.
- Goal 2: Community Appearance & Safety - Promote a safe, clean and livable environment for area residents and future generations, while preserving the traditional character of the Midtown neighborhoods.

6. **Size of Tract:** The 0.1607 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.

The applicant proposed four (4) residential units.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.