



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** December 16, 2021

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2021-10700247

(Associated Plan Amendment PA-2021-11600090)

**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" Limited Density Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** Continued from October 19, 2021 and November 2, 2021.

**Case Manager:** Richard Bautista-Vazquez, Planner

**Property Owner:** Jenny Mansker

**Applicant:** Delgado Engineering

**Representative:** Delgado Engineering

**Location:** 1023 Aganier Avenue

**Legal Description:** the West 100 feet of Lot 25 and South 56.7 feet of Lot 26, NCB 6521

**Total Acreage:** 0.508

**Notices Mailed**

**Owners of Property within 200 feet:** 23

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned "B" Residence District. Ordinance 86704 dated, September 25, 1997 rezoned the property to "R-1" Residential Single Family District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, converted to the current "R-6" Residential Single Family District.

**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", "IDZ"

**Current Land Uses:** Single-Family Dwelling,

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Dwelling,

**Direction:** South

**Current Base Zoning:** "R-6", "RM-4"

**Current Land Uses:** Single-Family Dwelling,

**Direction:** West

**Current Base Zoning:** "R-6", "RM-4"

**Current Land Uses:** Single-Family Dwelling,

**Overlay District Information:**

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:** Aganier Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are two bus routes withing walking distance of the property. Routes Served 2 and 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 requirements for Dwelling-Multifamily is 1.5 per unit.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: 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: Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center but is within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Denial.

**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 Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "MF-18" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Medium Density Residential. Staff and Planning Commission recommend Denial.

2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Most properties in the area are zoned and developed "R-6" Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family is an appropriate zoning for the property and surrounding area. The proposed "MF-18" Limited Density Residential is out of character with the area and would add additional density to an established single-family neighborhood.
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 appear to conflict with any public policy objective of the Midtowns Neighborhoods Plan.

The subject property is located within the Beacon Hill Neighborhood Association and the Beacon Hill Neighborhood Conservation District. The site is currently occupied by a single-family residence, built approximately in 1901, and is located on Aganier Avenue, south of West Summit Avenue. The proposed zoning change is requested to allow for four additional residential buildings to be built on the site.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

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.

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

H P30: Ensure infill development is compatible with existing neighborhoods. Relevant Goals, **Objectives and Action Steps of the Midtown Neighborhoods Neighborhood Plan may include:**

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

2.2.3: Encourage compatible infill on vacant parcels in the planning area. Future Land Use Plan: Low-Density Residential Low-Density Residential uses include single-family houses on individual lots. Low-Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot is not considered to be a Low-Density Residential use. One of the neighborhoods' highest priorities is to conserve the existing housing stock. The neighborhoods also recognize and appreciate the varying densities found in their residential areas. In

recognition of the varying residential densities, the neighborhoods would like to see the structures built as multifamily housing continue in this use, even when located within a Low-Density Residential area. However, if a structure was built as a single-family house and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to single-family use when located within the Low-Density Residential classification. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density. For example, if a property owner finds it infeasible to convert a four-unit structure into a single-family dwelling, the neighborhood would support reducing the density to a duplex. Medium-Density Residential Medium-Density Residential uses include three- and four-unit family dwellings and townhouses. Low-Density Residential uses also can be found within this classification. In areas identified as Medium-Density Residential, the neighborhoods support additional density in the larger structures while conserving the existing housing stock and maintaining the buildings' architectural character. For example, maintaining one doorway on the primary façade would be one way of maintaining the architectural character of a building. Low-Density Residential uses are found throughout the community. Medium-Density Residential uses are found along arterials or streets that carry the majority of the neighborhoods' traffic. The neighborhoods place a strong emphasis on conserving the existing housing stock.

The neighborhood plan expresses a clear desire that low-density residential land uses be preserved and that medium density residential land uses be located on arterial thoroughfares or other major streets. Aganier Avenue is a local street, while nearby Blanco Road is a Secondary Arterial, along which the neighborhood plan prescribes Medium-Density Residential future land use.

6. **Size of Tract:** The 0.508-acre site is of sufficient size to accommodate the proposed dwellings development.
7. **Other Factors** The applicant intends to construct four (4) condo units in addition to maintaining an existing residential dwelling on the property.