



City of San Antonio

Agenda Memorandum

Agenda Date: October 5, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2021-10700237 CD

SUMMARY:

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

Requested Zoning: "R-3 CD NCD-5 AHOD" Single-Family Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 19, 2021. Continued from October 5, 2021.

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: NRN HOMES LLC

Applicant: Patrick Christensen

Representative: Patrick Christensen

Location: 1102 West Ashby Place

Legal Description: the east 77-feet of Lot 15, Block 3, NCB 3022

Total Acreage: 0.08838

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Beacon Hill

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 October 2, 1997 rezoned the property to "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, converted to the current "R-6" Single-Family Residence 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: "C-3 NA"

Current Land Uses: Single Family Dwelling

Direction: East

Current Base Zoning: "C-3NA"

Current Land Uses: Bar, Granite Shop

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

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.

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.

Special District Information:

None.

Transportation

Thoroughfare: West Ashby Place

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit: There are two bus routes that are within walking distance.

Routes Served: 2 and 202

Traffic Impact: No TIA is required.

Parking Information: The minimum parking requirements for dwelling units is 1 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family allows for 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: “R-3” Residential Single-Family allows for Single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within proximity of a Regional Center but lies within the 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 approval criteria below.

- 1. Consistency:** The subject property is located within the "Midtown Neighborhood Plan" and is currently designated as "Mixed Use" in the future land use component of the plan. The requested "R-3" 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. The request maintains a base "R-3" Residential Single-Family district and utilizes the Conditional Use with prescribed site plan for an additional unit (duplex).
- 3. Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family is an appropriate zoning for the property and surrounding area. The proposed "R-3" Residential Single-Family is also appropriate and allows for more density and housing on a corner property that has commercial to the north and east of the subject site. Additional density is generally found at intersections and corners. The "CD" Conditional Use allows for consideration of a duplex on a lot with a square footage of approximately 3,800 square feet to a prescribed site plan.
- 4. Health, Safety and Welfare:** Staff has not found any 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 objective of the Midtown Neighborhoods Plan.

The subject property is located within the Beacon Hill Neighborhood Association. The site is currently vacant and is located at the corner of West Ashby Place and Blanco Road. The proposed zoning change is requested to allow for a duplex 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.

Housing Action Step 2.2.3: Encourage compatible infill on vacant parcels in the planning area.

Future Land Use Plan: Mixed Use This classification includes a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential.

The proposal is generally consistent with the above listed goals and policies of the SA Tomorrow Comprehensive Plan as well as the goals and objectives of the Midtown Neighborhoods Neighborhood Plan.

6. **Size of Tract:** The 0.08838 acre site is of sufficient size to accommodate residential development and the proposed duplex.
7. **Other Factors** The applicant intends to construct a duplex on this property. The applicant had to utilize the “R-3” zoning designation because the square footage of the lot is only 3,800 square feet.