



City of San Antonio

Agenda Memorandum

Agenda Date: January 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2021-10700322 CD

SUMMARY:

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

Requested Zoning: "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 18, 2022

Case Manager: Summer McCann, Planner

Property Owner: Izzy and Michal Shapira

Applicant: Izzy and Michal Shapira

Representative: Izzy and Michal Shapira

Location: 1004 West Gramercy Place

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

Total Acreage: 0.1435 Acres

Notices Mailed**Owners of Property within 200 feet:** 32**Registered Neighborhood Associations within 200 feet:** Beacon Hill Area 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. The property was rezoned to "R-1" Single-Family Residence District by Ordinance 86704, dated 25 September, 1997. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District 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:** "RM-4", "R-6"**Current Land Uses:** Duplex, Single-Family Dwelling**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwelling**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Duplex**Direction:** West**Current Base Zoning:** "RM-4"**Current Land Uses:** Duplex**Overlay District Information:**

The Beacon Hill Area 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: West Gramercy Place

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 2, 202

Traffic Impact: Existing development to remain. Gramercy Place is a substandard street. ROW dedication and improvement may be required.

Parking Information: The minimum parking requirement for two (2) dwelling units is one (1) space per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-6” 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-6” 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.

The “CD” Conditional Use would allow two (2) dwelling units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within Regional Center but is 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 approval criteria below.

- 1. Consistency:** The subject property is located within the Midtown Neighborhoods Neighborhood Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-6" Residential 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.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” Residential Single-Family District with a Conditional Use for two (2) dwelling units is also an appropriate zoning for the property and surrounding area. There is "RM-4" Residential Mixed District zoning and uses within the block, and duplexes are common throughout the surrounding area. The proposed rezoning maintains the base “R-6” Residential Single-Family District and the Conditional Use allows consideration of an additional dwelling unit.
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 Neighborhoods Neighborhood Plan:
 - Goal 2: Housing Preserve and revitalize the neighborhoods’ unique mix of quality 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.
 - Objective 2.3: Home Improvement and Maintenance Improve the condition, appearance and maintenance of the neighborhoods’ housing and yards.
6. **Size of Tract:** The 0.1435-acre site is of sufficient size to accommodate the proposed residential development.
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.

The applicant seeks to rezone to utilize the property for (2) dwelling units, which will conform with the zoning of the property if approved.