



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2161

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 3/6/2018

**Title:** ZONING CASE # Z2018106 (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 38, Block H, NCB 8398, located at 919 Sutton Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18030)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2018106  
(Associated Plan Amendment 18030)

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 6, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** TG 301 Inc.

**Applicant:** Joe Gonzalez

**Representative:** Roger Canales

**Location:** 919 Sutton Street

**Legal Description:** Lot 38, Block H, NCB 8398

**Total Acreage:** 2.36

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Donaldson Terrace

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1944 and was previously zoned “B” Residence District from a 1948 case. Upon the adoption of the 2001 Unified Development Code, the previous “B” converted to the current “R-4” Residential Single-Family District.

**Topography:** The property is within the Mandatory Detention Area.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Residential, Duplexes

**Direction:** East

**Current Base Zoning:** R-4, MF-33

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

**Direction:** South

**Current Base Zoning:** R-4, R-4 CD

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

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Residential, Longfellow Middle School

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** Sutton Drive

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 509 is within walking distance of the subject property.

**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:** Multi-Family- Minimum Parking Requirement: 1.5 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. 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 are allowed in the “R-4” district.

**FISCAL IMPACT:**

None.

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

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

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

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

**1. Consistency:**

The property is located within the Near Northwest Community Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “MF-18” Limited Density Multi-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Low Density Residential” to “High Density Residential”. Staff and Planning Commission recommend approval of the amendment.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property currently consists of 15 duplexes with 30 total units. The change from “R-4” to “MF-18” will bring the property into compliance, and will allow the owner to pull permits for renovations. While the surrounding area is primarily single-family, the goal to preserve the unique mix of housing within the Near Northwest Community Plan is being met.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning district is appropriate for the subject property’s location; however, the “MF-18” will get the applicant into compliance with what is on the property currently.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 2.36 acres in size, which reasonably accommodates the uses permitted in “MF-18” Limited Density Multi-Family District.

**7. Other Factors:**

The applicant was informed when trying to obtain permits for renovations that the zoning designation was not consistent with the use of the property and that rezoning was required.