



City of San Antonio

Agenda Memorandum

File Number: 15-3875

Agenda Item Number: Z-6.

Agenda Date: 8/6/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015189 CD

SUMMARY:

Current Zoning: "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District

Requested Zoning: "R-4 H CD AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with Conditional Use Permit for Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Kate Soulsby

Applicant: Kate Soulsby

Representative: Robert Thompson

Location: 125 West Mistletoe Street

Legal Description: Lot 12, Block 11, NCB 1836

Total Acreage: 0.1435

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Monte Vista Neighborhood Association

Planning Team: None

Applicable Agencies: San Antonio Aviation Department, Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “B” Residence District. Upon adoption of the 1965 Unified Development Code, the property converted to “R-7” Single-Family Residential. Upon adoption of the 2001 Unified Development Code, the “R-7” zoning district converted to the current “R-4”. The subject property is developed with a 2,404 square foot building and a 612 square foot detached garage built in 1910.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF33 H

Current Land Uses: Apartments, Duplexes

Direction: East

Current Base Zoning: R4 H, O2 H, C2 H

Current Land Uses: Offices

Direction: South

Current Base Zoning: R4 H, RM4 H, C1 H, C2 H

Current Land Uses: Bed and Breakfast, Duplexes, Store, Office

Direction: West

Current Base Zoning: R4 H, C1 H

Current Land Uses: Duplexes, Offices

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" 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 subject property and surrounding properties are designated as “H” Monte Vista Historic District. The designation provides for a design review process in which exterior modifications must be reviewed for their appropriateness before a building permit can be issued.

Transportation

Thoroughfare: West Mistletoe Avenue

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: Howard Street

Existing Character: Local Road

Proposed Changes: None known

Public Transit: VIA bus route 90-Woodlawn stops one block to the south and one block to the east at Woodlawn Avenue and Main Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The applicant is proposing the zoning change to allow up to three (3) professional offices with one (1) residential unit to be occupied by the property owner.

Dwelling - 1 Family - Minimum Requirement: 1 space per unit; Maximum Allowance: N/A.

Professional Office - Minimum parking requirement: 1 space per 300 square feet of Gross Floor Area, Maximum parking requirement: 1 space per 140 square feet of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

The current use of the property is a college sorority house. The owner proposes terminating the use of the property as a college sorority house and plans to convert the property to three (3) professional offices and (1) one residence. Denial of the proposed zoning will result in the subject property retaining the “R-4” base zoning and the use to continue as a sorority house.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the June 16, 2015 hearing.

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 Monte Vista Neighborhood Association and is to be used as a land use guide. The proposed zoning change is consistent with the land uses and base zoning of the surrounding properties.

2. Adverse Impacts on Neighboring Lands:

Staff finds that the proposed zoning change poses no adverse impacts to neighboring lands.

3. Suitability as Presently Zoned:

The current base zoning of “R-4,” although a suitable use within the Monte Vista Historic area, is inconsistent with the commercial uses of adjacent properties along this portion of West Mistletoe Avenue. The proposed zoning is consistent with established uses in the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

Staff finds that the proposed zoning change imposes no adverse effect on public policy.

6. Size of Tract:

The subject property measures 0.1435 acres in size, which is sufficient to accommodate the development.

7. Other Factors:

The property owner has indicated that the detached garage will be demolished and removed in order to provide off-street parking in the rear of the property which is accessible by an alley. The property owner will need to obtain a demolition permit through the Office of Historic Preservation and the Building Division.