



City of San Antonio

Legislation Details (With Text)

File #: 15-3354
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/16/2015
Title: ZONING CASE # Z2015189 CD (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 H CD AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 12, Block 11, NCB 1836 located at 125 West Mistletoe Avenue. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-189_Location Map, 2. Z2015189 Site Plan

Date	Ver.	Action By	Action	Result
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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 a Conditional Use Permit for Professional Office

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 16, 2015. This case has been expedited to the June 18, 2015 City Council meeting.

Case Manager: Mary Moralez-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 floodplain.

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; one lane in each direction, with sidewalks.

Proposed Changes: None known

Thoroughfare: Howard Street

Existing Character: Local road; one lane in each direction, with sidewalks.

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 proposes the zoning change to allow professional office along within a single-family residence.

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:

Denial of the proposed zoning will result in the subject property retaining the “R-4” Single-Family Residential base zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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. The Monte Vista Neighborhood Plan may be considered a guide in evaluating a comprehensive rezoning or a rezoning request. The requested base zone “R-4” Single-Family Residential 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” is a suitable use within the Monte Vista Historic area. The proposed zoning is

consistent with established uses surrounding the subject property. The requested “R-4 CD” Residential Single-Family with a Conditional Use for Professional Office is also suitable for the subject property due to the primary use remaining a single-family residence.

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.

The conditional zoning procedure is designed to provide for a land use within an area 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 following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council.

- A. There shall be not exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.