



City of San Antonio

Legislation Details (With Text)

File #: 17-6376

Type: Zoning Case

In control: City Council A Session

On agenda: 12/7/2017

Title: ZONING CASE # Z2017291 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Four (4) Dwelling Units on Lot 7, Block 4, NCB 2354, located at 2124 Monterey Street. Staff and Zoning Commission recommend Denial.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017291 CD

SUMMARY:

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Four (4) Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Leticia Gonzalez

Applicant: Leticia Gonzalez

Representative: Leticia Gonzalez

Location: 2124 Monterey Street

Legal Description: Lot 7, Block 4, NCB 2354

Total Acreage: 0.3208 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Guadalupe Westside

Applicable Agencies: None.

Property Details

Property History: The subject property is part of the original 36 square miles. The property was zoned “B” Residence District. Upon adoption of the Unified Development Code in 2001 (Ordinance 93881), the property was converted to the current “R-4” base zoning district.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residential

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Monterey Street

Existing Character: Local Street

Proposed Changes: None.

Thoroughfare: South Navidad Street

Existing Character: Local Street

Proposed Changes: None.

Public Transit: The nearest VIA bus route #75 and #70 are within walking distance of the subject property.

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

Parking Information: Parking requirements are determined by use. Residential use requires a minimum of one parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. R-4 Residential Single Family Districts accommodate a 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but is within a mile of the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Denial.

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 Guadalupe Westside Community Plan and is currently designated as “Low Density Residential”. The request for “R-4” base zoning district is consistent with the adopted future land use plan; however, the request to allow additional rental units on the property is inconsistent with the characteristic of the surrounding neighborhood.

2. Adverse Impacts on Neighboring Lands:

Staff finds a likely adverse impact on neighboring lands in relation to this zoning change because the request is inconsistent with the characteristic of single-family dwellings that exist in the surrounding community and introduces higher density in a predominantly single-family area.

3. Suitability as Presently Zoned:

The current “R-4” base zoning is inappropriate for the existing dwelling units currently developed on the property.

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 appears to conflict with land use goals and strategies of the West/Southwest Sector Plan to increase the number of owner-occupied, single-family homes.

6. Size of Tract:

The subject property totals .3208 acres in size, which should reasonably accommodate the uses permitted in “R-4” Residential Single-Family District.

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.