



City of San Antonio

Legislation Details (With Text)

File #: 20-2507
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/17/2020
Title: (Continued from 02/18/2020) ZONING CASE Z-2019-10700348 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 7, Block 5, NCB 2357, located at 2402 Monterey Street. Staff recommends Denial, with an Alternate Recommendation. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z-2019-10700348

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

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 17, 2020. This case is continued from the February 18, 2020 zoning hearing.

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Robert Vera

Applicant: Robert Vera

Representative: Henry Vera

Location: 2402 Monterey Street

Legal Description: Lot 7, Block 5, NCB 2357

Total Acreage: 0.1815

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Historic Westside 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 had a base zoning district of "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Home

Direction: South

Current Base Zoning: R-4

Current Land Uses: Home

Direction: East

Current Base Zoning: R-4

Current Land Uses: Home

Direction: West

Current Base Zoning: R-4

Current Land Uses: Home

Overlay and Special District Information:

"AHOD"

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.

Transportation

Thoroughfare: Monterey Street

Existing Character: Local

Proposed Changes: Not Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Routes Served: None

Traffic Impact: A TIA report is not required.

Parking Information: The minimum parking requirement for a dwelling - 2 family cluster is 1 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-4” Residential Single-Family provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed zoning district designation of “RM-4” Residential Mixed District provides areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation for “R-4 CD” Residential Single-Family with a Conditional Use for two (2) dwelling units.

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

1. Consistency:

The subject property is located within the Guadalupe/ Westside Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested "RM-4" Residential Mixed District base zoning district is not consistent with the future land use designation. Further, the proposed zoning change would place a higher intensity residential designation in the middle of a low intensity residential neighborhood composed of single-family residential homes. The applicant submitted a Plan Amendment, but withdrew the request on February 12, 2020. They will be amending their request to keep the base “R-4,” which is consistent with the “Low Density Residential” land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “RM-4” adds density not already established on the blockface.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed is not appropriate as it would place a higher intensity residential designation in a low density residential neighborhood composed of single-family residential homes.

4. Health, Safety and Welfare:

Staff has 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 Guadalupe/ Westside Community Plan:

GOAL 20: HOUSING

- 20.1 Diversity of Housing
- 20.2 Home Improvement and Maintenance
- 20.3 Promote Home Ownership

6. Size of Tract:

The subject property is 0.1815 acres, which could reasonably accommodate the proposed duplex.

7. Other Factors:

If the property were owner occupied the applicant would be allowed a primary dwelling and an accessory dwelling; two (2) units.

On February 11, 2020 the applicant indicated that they spoke with the neighborhood association and would be amending their request to “R-4 CD” for two (2) units at the February 18, 2020 Zoning meeting.