



City of San Antonio

Legislation Details (With Text)

File #: 21-1299

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/2/2021

Title: ZONING CASE Z-2019-10700295-D (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four (4) Units on the west 70-feet of Lot 20, the northwest triangular 124-feet of Lot 21, and the west triangular 54-feet of Lot 22, Block 1, NCB 3085, located at 235 East Huisache. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, Juanita.Romero@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Original Application, 3. Ordinance Z-2019-10700295, 4. Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700295-D

SUMMARY:

Current Zoning: "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 2, 2021

Case Manager: Juanita Romero, Senior Planner

Property Owner: Kuen Ning Shum

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 235 East Huisache Avenue

Legal Description: West 70 feet of Lot 20, northwest triangular 124-feet of Lot 21 and west triangular 54-feet of Lot 22, Block 1, NCB 3085

Total Acreage: 0.2860

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Monte Vista Historical Association

Applicable Agencies: None

Property Details

Property History: The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1936 City Limits and was originally zoned “D” Apartment District. The property converted to the current “MF-33” Multi-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

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: “MF-18” and “R-4”

Current Land Uses: Multi-family Residence

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Multi-family Residence

Direction: West

Current Base Zoning: “MF-18”, “R-4” and “R-4 CD”

Current Land Uses: Multi-family Residence

Direction: South

Current Base Zoning: “R-4” and “R-4 CD”

Current Land Uses: Multi-family Residence

Overlay and Special District Information:

"H"

The surrounding properties are located in the Monte Vista Historic District, which was adopted in 1975. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"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: East Huisache Avenue

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Route Served: 4

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: The parking minimum for a multifamily development is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The proposed "MF-33" Multi-Family District is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

Proposed: The proposed "R-4" Single-Family Residential District is designed for developing single-family dwelling units (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.

The "CD" Conditional Use will allow for four (4) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not within a premium transit corridor.

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 subject property is located within the Monte Vista Neighborhood Plan which is not a land use consistency plan, however, it may be used as a guide in evaluating rezoning. As such, the requested "R-4 CD" is consistent with the overall goals of the plan to align the zoning with current use.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding properties are zoned “MF-18”, “R-4”, and “R-4 CD”.

3. Suitability as Presently Zoned:

The current zoning resulted from a zoning conversion with the adoption of the 2001 Unified Development Code. The proposed “R-4 CD” Residential Single-Family with a Conditional Use for four (4) dwelling units is more consistent with the existing and surrounding zoning and uses and limits the density to only four (4) units.

4. Health, Safety and Welfare:

Staff has not 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 goals, principles and objectives of the Monte Vista Neighborhood Plan.

6. Size of Tract:

The subject property is 0.2860 acres, which reasonably accommodates the four (4) residential units.

7. Other Factors:

This rezoning request is a result of a City Council Resolution initiated by Council District 1 on November 9, 2017. Action on December 3, 2020 by City Council to rezone the Monte Vista South area as part of a large area rezoning also resulted in 4 properties to be reviewed, including this one.

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.