



# City of San Antonio

## Agenda Memorandum

**File Number:**16-2127

---

**Agenda Item Number:** Z-13.

**Agenda Date:** 4/7/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2016031

**SUMMARY:**

**Current Zoning:** "R-6 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 1, 2016. This case is continued from the December 15, 2015 and February 2, 2016 hearings.

**Case Manager:** Erica Greene, Planner

**Property Owner:** Jose Cruz & Rosa Elia Montelongo

**Applicant:** Jose Cruz Montelongo

**Representative:** Jose Cruz Montelongo

**Location:** 2122 Valencia Calle

**Legal Description:** Lot 31, Block 24, NCB 11357

**Total Acreage:** 0.152

**Notices Mailed**

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** West/Southwest Sector Plan - 34

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned was previously zoned “R-1” Single-Family Residence District which was established by Ordinance #00494 in 1987. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-6

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Residential

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Valencia Calle

**Existing Character:** Arterial Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #66 and #68 located to the north of the subject property.

**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 proposed zoning change will not change the parking requirement of the current uses.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial. Zoning Commission recommends Approval (9-1).

**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 West/Southwest Sector Plan and designated as Neighborhood and Community Commercial. The requested "RM-4" Residential Mixed base zoning district is not consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The intensity of rezoning the subject property to "RM-4" will alter the consistency of the land uses.

**3. Suitability as Presently Zoned:**

The current "R-6" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-6" which works in conjunction with surrounding single family dwellings in the zoning districts.

**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 does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.152 acres in size, which should reasonably accommodate the uses permitted in "R-6" Residential Single-Family District.

**7. Other Factors:**

The applicant proposes converting the garage into living space on the subject property which involves an additional meter. The surrounding properties are zoned "R-6" Residential Single-Family District and the request to rezone the subject property will not make the land uses more compatible with one another. The applicant may need to request a variance from the Board of Adjustments for a change in setbacks and/or encroachments.