



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
ZONING CASE Z-2023-10700356 CD

SUMMARY:
Current Zoning: "R-4 NCD-10 AHOD" Residential Single-Family Monte Vista Terrace
Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-4 CD NCD-10 AHOD" Residential Single-Family Monte Vista Terrace
Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for four (4)
dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 19, 2023

Case Manager: Joseph Leos, Planner

Property Owner: Hildebrand Holdings, LLC

Applicant: Hildebrand Holdings, LLC

Representative: The Kaufman Group

Location: 136 West Ridgewood Court

Legal Description: Lot 2, Block 9, NCB 6551

Total Acreage: 0.1641 acres

Notifications

Notices Mailed: 28

Registered Neighborhood and Community Associations: Monte Vista Terrace, Monte Vista Historical

Applicable Agencies: Planning

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned “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.

Code & Permitting Details:

Zoning UDC Investigation (INV-ZRD-23-3170001163)- July 2023

Permit Investigation (INV-PBP-22-3100004778)- November 2022

Plumbing General Permit (MEP-PLM-PMT23-34319821)- June 2022

Re-Roof Permit (REP-ROF-PMT21-35204134)- November 2021

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: “R-5”

Current Land Uses: Residential Single-Family

Overlay District Information: The Monte Vista Terrace Neighborhood Conservation District (NCD-10) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information: None

Transportation

Thoroughfare: West Ridgewood Court

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: West Hildebrand Avenue

Existing Character: Minor

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 509

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for multi-family development is 1.5 spaces per unit.

Proximity To Regional Center/Premium Transit Corridor: The subject property is located and within ½ a mile from the San Pedro Premium Transit Corridor

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District permits 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.

Proposed Zoning: "R-4" Residential Single-Family District permits 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.

If approved, the "CD" Conditional Use would permit 4 residential units on the property.

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 subject property is located within the North Central Neighborhood Community Perimeter Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4 CD” base zoning district is consistent with the future land use designation.

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 proposed use is consistent with the established development pattern of the surrounding area. Most of the properties in the area are zoned “R-4” Residential Single-Family District.

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 “R-4 CD” Residential Single-Family District with a Conditional Use for four (4) dwelling units is also a compatible residential use. The property is at the intersection of two streets and is sized appropriately to accommodate some additional density. The property is situated in an area where properties are permitted duplexes by right as part of the “B” District to “R-4” conversion exception. The proposed rezoning maintains the base residential district and the Conditional Use allows for the additional dwellings to a prescribed site plan.

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 request does not appear to conflict with any public policy objectives of the SA Tomorrow Plan.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

Growth and City Form Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

Growth and City Form Policy 14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Objectives of the North Central Neighborhoods Community Plan may include:

Neighborhood & Economic Development Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

Objective 3.1: Promote the maintenance of existing properties.

6. Size of Tract: The 0.1641 acre site is of sufficient size to accommodate the proposed residential development.

7. Other Factors: The applicant intends to rezone to “R-4 CD” to develop four residential units on the property.

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.

The applicant is rezoning to develop four units on the property, to be accommodated by two individual structures.

The subject property is permitted a Duplex by Section 35-D101(j) Duplexes in former 1938 "B" Zoning District. Notwithstanding any provision of this chapter to the contrary, two-family (duplex) residences are a permitted use for any tract or parcel zoned under the 1938 districts as "B" prior to the adoption date of this chapter so long as such tract is in the same configuration and so long as such tract is not the subject of rezoning in accordance with the provisions of this chapter and remains with the 2001 "R-4" zoning district. Pursuant to this subsection, two-family residences may be developed in accordance with the dimensional standards of table 310-1 and section 35-516 except as otherwise provided below:

- (1) Minimum front setback of twenty (20) feet.
- (2) Minimum side setback of five (5) feet.
- (3) Minimum rear setback of twenty (20) percent of the lot depth or twenty (20) feet, whichever is less.
- (4) Minimum lot size of six thousand (6,000) square feet.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.