



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** October 18, 2022

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2022-10700217 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 a Conditional Use for four (4) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 18, 2022. This case is continued from the October 4, 2022 hearing.

**Case Manager:** Mark Chavez, Planner

**Property Owner:** Admiral HB, LLC

**Applicant:** Red & Black Engineering Group

**Representative:** Red & Black Engineering Group

**Location:** 702 El Monte Boulevard

**Legal Description:** Lot 23 and Lot 24, Block 10, NCB 7229

**Total Acreage:** 0.1607

**Notices Mailed**

Owners of Property within 200 feet: 39

**Registered Neighborhood Associations within 200 feet:** Northmoor Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 1941 dated May 30, 1940. 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 floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Overlay District Information:** 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.

**Transportation**

**Thoroughfare:** El Monte Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance.

**Routes Served:** 2, 202, 4 and 404

**Traffic Impact:** \*\* The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502 \*\*

**Parking Information:** The minimum parking requirement for a 4-Family Dwelling is 1.5 spaces per unit and the maximum being 2 spaces per unit.

**Proximity To Regional Center/Premium Transit Corridor:**

Subject property is not located within a Regional Center or within ½ a mile and is within the Premium Transit Corridor.

**ISSUE:**

None.

**ALTERNATIVES:**

Current: “R-4” Residential Single-Family district allows 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: “R-4 CD” Residential Single-Family district allows 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.

The proposed “CD” Conditional Use will allow for four (4) dwelling units.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial, with an Alternative Recommendation 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 North Central Community 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 not consistent with the established development pattern of the surrounding area. The request introduces excess density not already established in the area.

**3. Suitability as Presently Zoned:** The existing “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The “R-4 CD with a Conditional Use for four (4) dwelling units is not an appropriate zoning for the property and the surrounding area. The surrounding area consist of single-family dwellings, introducing four (4) units will change the character of the neighborhood. Therefore, staff recommends an alternate density of two (2) 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 request does not appear to conflict with any public policy objectives of the North Central Community Plan.

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

Goal 6: Create a positive community image and instill community pride.

**6. Size of Tract:** The 0.1607-acre site is of sufficient size to accommodate the proposed residential development.

**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 not be compatible with adjacent land uses under given conditions.

The applicant is rezoning to repurpose and develop a total of four (4) units on the property.

The property benefits from the “B” to “R-4” conversion which allows a duplex.