



City of San Antonio

Agenda Memorandum

Agenda Date: December 1, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2022-10700185 CD

SUMMARY:
Current Zoning: "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 CD HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 18, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Abdel Quesada

Applicant: John Olivarez

Representative: John Olivarez

Location: 2004 Monterey Street

Legal Description: the north 112 feet of Lot 10, Lot 11, and Lot 12, Block 3, NCB 2353

Total Acreage: 0.3857 acres

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association

Applicable Agencies: Lackland Airforce Base, Office of Historic Preservation

Property Details

Property History: The subject property is currently zoned "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District. The property was part of the original 36 square miles of the City of San Antonio and was originally 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.

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: 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.

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

None.

Transportation

Thoroughfare: Monterey Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: South Sabinas

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 75, 76, 103, 275, 276

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for multi-family residential dwellings are 1.5 parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family allows dwellings (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 allows dwellings (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 is for four (4) residential dwelling units within the existing structure.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Commerce Premium Transit Corridor and the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on 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 “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. The proposal will preserve the integrity of the existing structure and will provide an additional housing type to the area.
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 appropriate for the property. The Guadalupe/ Westside Community Plan specifically addresses utilizing abandoned or dilapidated structures for infill housing development. Given the size and placement of the property, the proposed density is compatible both the property and with the surrounding area.
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 Guadalupe Westside Community Plan:
 - Objective 20.1 Diversity of Housing
 - o Objective 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings. Identify and inventory potential vacant or underutilized sites available for development.
 - Objective 20.2: Home Improvement and Maintenance
 - o Improve the quality of the community’s existing housing stock and properties by encouraging investment in maintenance, rehabilitation, and infill
 - Objective 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.
6. **Size of Tract:** The subject property is 0.3857 Acres, which can reasonably accommodate a multi-family residential development.
7. **Other Factors:** The applicant intends to rezone to “R-4 CD” Residential Single-Family District with a Conditional Use for four (4) dwelling units to convert the existing structure into a fourplex.

This property is designated a local historic individual landmark. Any future exterior modifications or new construction will require written approval from the Office of Historic Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

The subject property is located within the Lackland Airfield Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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.