



City of San Antonio

Agenda Memorandum

Agenda Date: January 19, 2023

In Control: City Council

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 three (3) dwelling units

BACKGROUND INFORMATION:

City Council Hearing Date: October 18, 2022

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 three (3) dwelling units.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternative Recommendation for two (2) dwelling units.

Zoning Commission recommends approval as amended for three (3) 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 three (3) dwelling units is not an appropriate zoning for the property and the surrounding area. The surrounding area consist of single-family dwellings, introducing three (3) 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 amended to three (3) units and is rezoning to repurpose and develop a total of three (3) units on the property.

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