



City of San Antonio

Legislation Details (With Text)

File #: 17-2665

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/18/2017

Title: ZONING CASE # Z2017114 CD (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Single-Family Detached Dwellings on Lot 5, Block 3, NCB 3393, located at 1417 E. Crockett Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2017114 CD

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) Single-Family Detached Dwellings

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 18, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Earl River Holdings, LLC

Applicant: Urban Home Creators/ Scott C. Cason/ Sheila Cason

Representative: Scott C. Cason/Sheila Cason

Location: 1417 E. Crockett Street

Legal Description: Lot 5, Block 3, NCB 3393

Total Acreage: 0.1406

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Dignowity Hill and Jefferson Heights Neighborhood Associations

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was previously zoned "C" Apartment District. A 1989 case (Ordinance 70785) zoned the subject property "R-7" Small Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning 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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4 S

Current Land Uses: Cemetery

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

Overlay and Special District Information:

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" 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: East Crockett Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Canton Street

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 24 is within walking distance 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: Dwelling- Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: N/A.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

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 property is located within the Dignowity Hill Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-6” Residential Single-Family base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant requests this zone change in order to develop two single-family detached dwellings.

3. Suitability as Presently Zoned:

The “R-4” Residential Single-Family District is appropriate for the subject properties location; and the requested “R-6” would still be in character with the existing neighborhood.

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, because the request is consistent with the plan.

6. Size of Tract:

The subject property totals 0.1406 acres in size, which should reasonably accommodate the uses permitted in “R-6” Residential Single-Family District.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.