



City of San Antonio

Legislation Details (With Text)

File #: 15-2217

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/7/2015

Title: ZONING CASE # Z2015129 (Council District 2): A request for a change in zoning from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Portion of Lot 6, Block 7, NCB 584. 322 North Hackberry Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-129_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015129

SUMMARY:

Current Zoning: "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Noe and Magdalena Garcia

Applicant: Noe and Magdalena Garcia

Representative: Noe Garcia

Location: 322 North Hackberry Street

Legal Description: Portion of Lot 6, Block 7, NCB 584

Total Acreage: 0.1711

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan-24

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property was part of the original City of San Antonio boundaries in 1938. The property was zoned "B-1" Business District. A 1999 rezoning case designated the property as Historic. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1" district.

The subject property is currently developed with a residential duplex. The property was previously developed with two additional units; however the structures were removed due to disrepair. The applicant proposes to rebuild the two additional structures.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4 H

Current Land Uses: Parking Lot, Single-Family Residences

Direction: East

Current Base Zoning: RM-4 H

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: RM-4 H and C-1 H

Current Land Uses: Single-Family Residences and YMCA

Direction: West and Southwest

Current Base Zoning: RM-4 H and IDZ H

Current Land Uses: Single-Family Residences and Retail Stores

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.

Properties to the east and west of the subject property are Historically Significant. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City's Historic and Design Review Commission (HDRC).

Transportation

Thoroughfare: North Hackberry Street

Existing Character: Secondary Arterial B

Proposed Changes: None known

Thoroughfare: East Crockett Street

Existing Character: Local Street, one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 24 East Houston Frequent stops at the corner of North Hackberry Street and East Houston Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwellings - 4 family - Minimum requirement: 1.5 spaces per unit. Maximum allowance: 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the “C-1 H” zoning district designation.

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 also within the Dignowity Hill Historic District. The proposed “RM-4” is consistent with the Low Density Mixed Use future land use component of the plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “C-1” base zoning district is not suitable since the property is currently residential. The proposed “RM-4” is consistent with surrounding zoning land uses.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.1711 acres in size and is sufficient to accommodate the proposed zoning request.

7. Other Factors:

None.