



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2692

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 5/5/2015

**Title:** Zoning Case # Z2015171 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential-Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 12, Block 15B, NCB 576 located at 929 East Crockett Street. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015171\_Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2015171

**SUMMARY:**

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

**Requested Zoning:** "R-3 H AHOD" Single-Family Residential Dignowity Hill Historic Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 5, 2015

**Case Manager:** Logan Sparrow, Planner

**Property Owner:** Everest and Terra Alta, LLC - Victor Andonie, Manager

**Applicant:** Everest and Terra Alta, LLC - Victor Andonie, Manager

**Representative:** Marcelo Andonie

**Location:** 929 East Crockett

**Legal Description:** Lot 12, Block 15B, NCB 576

**Total Acreage:** 0.145

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Dignowity Hill Neighborhood Association

**Planning Team:** Dignowity Hill Neighborhood Plan - 23

**Applicable Agencies:** None

**Property Details**

**Property History:** The property is currently zoned “RM-4” Residential-Mixed District. Ordinance 70785, dated December 14, 1989 rezoned the property from the original “C” Apartment District to “R-2” Two-Family Residence District. Following the adoption of the 2001 Unified Development Code all properties zoned “R-2” Two-Family Residence District converted to the current “RM-4” Residential-Mixed District.

**Topography:** None.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “RM-4” Residential-Mixed District

**Current Land Uses:** Single-Family Dwelling

**Direction:** East

**Current Base Zoning:** “RM-4” Residential-Mixed District

**Current Land Uses:** Parking Lot

**Direction:** South

**Current Base Zoning:** “RM-4” Residential-Mixed District

**Current Land Uses:** Single-Family Dwelling

**Direction:** West

**Current Base Zoning:** “RM-4” Residential-Mixed District

**Current Land Uses:** Single-Family Dwelling

**Overlay and Special District Information:** All surrounding properties carry the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses but may require additional review by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** East Crockett Street

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

**Proposed Changes:** None known

**Thoroughfare:** North Hackberry Street

**Existing Character:** Secondary Arterial B, two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus routes 24 and 222 operate along N Hackberry Street north of the subject property.

**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:** Any proposed development will have to comply with current parking requirements. Single-Family Dwelling (detached and attached) or Townhouse: 1 space per unit; cluster parking allowed.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zone change will result in the subject property retaining its current "RM-4" Residential-Mixed 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 subject property is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low-Density Mixed Use in the land use component of the plan. The requested "R-3" Residential Single-Family base zoning district is consistent with the adopted land use plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found 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.

**3. Suitability as Presently Zoned:**

The existing "RM-4" Residential-Mixed base zoning district is appropriate for the surrounding area. The "R-3" Residential Single-Family base zoning district supports residential uses that are less dense than those in the "RM-4" Residential-Mixed base zoning district.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

As the request is consistent with the Dignowity Hill Neighborhood Plan the zone change request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The 0.145 (6,316.20 square feet) acre parcel of land is of sufficient size for the proposed development.

**7. Other Factors:**

None.