



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1054

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/28/2016

**Title:** ZONING CASE # Z2016034 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "R-5 H AHOD" Residential Single- Family Dignowity Hill Historic Airport Hazard Overlay District on South 42 feet of Lot 38, Block 4, NCB 1372 located at 403 North Palmetto. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016034 Location Map, 2. Z2016034 Zoning Minutes, 3. DRAFT ORDINANCE, 4. Ordinance 2016-01-28-0051

Date	Ver.	Action By	Action	Result
1/28/2016	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016034

**SUMMARY:**

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

**Requested Zoning:** "R-5 H AHOD" Residential Single- Family Dignowity Hill Historic Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 15, 2015

**Case Manager:** Erica Greene, Planner

**Property Owner:** Brightstar Development, LLC

**Applicant:** Carlos Rodriguez

**Representative:** Carlos Rodriguez

**Location:** 403 North Palmetto

**Legal Description:** South 42 feet of Lot 38, Block 4, NCB 1372

**Total Acreage:** 0.120

**Notices Mailed**

**Owners of Property within 200 feet:** 10

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

**Planning Team:** Dignowity Hill Neighborhood Plan - 24

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned Historic "R-2" Two-Family Residence District which was established by ordinance 70785 in 1989. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1H" Light Commercial Dignowity Hill Historic Airport Hazard Overlay 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:** C-1 H

**Current Land Uses:** Pediatric Medical Office

**Direction:** West

**Current Base Zoning:** C-1 H

**Current Land Uses:** Pediatric Medical Office

**Direction:** South

**Current Base Zoning:** R4-S HS

**Current Land Uses:** Cemetery

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Lots, Single-Family Residences

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** North Palmetto

**Existing Character:** Arterial Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #24 and located to the north 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:** The proposed zoning change will require a minimum of 1 parking space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) recommend 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 designated as Low-Density Residential. The requested "R-5 H" Residential Single-Family Dignowity Hill Historic 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.

**3. Suitability as Presently Zoned:**

The current "C-1 H" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-4" which works in conjunction with surrounding commercial businesses in the zoning districts.

**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.

**6. Size of Tract:**

The subject property totals 0.120 acres in size, which should reasonably accommodate the uses permitted in "R-5 H" Residential Single-Family Dignowity Hill Historic District.

**7. Other Factors:**

The applicant proposes a single-family dwelling on the subject property. The properties across North Palmetto and E. Crockett Street are zoned "R-4" Residential Single-Family District with similar uses that the applicant is requesting. The request to rezone the subject property will follow the current pattern of development.