



City of San Antonio

Agenda Memorandum

File Number: 16-1054

Agenda Item Number: Z-10.

Agenda Date: 1/28/2016

In Control: City Council A Session

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.