



City of San Antonio

Agenda Memorandum

File Number: 15-2692

Agenda Item Number: 11.

Agenda Date: 5/5/2015

In Control: Zoning Commission

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.