



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2665  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 4/18/2017  
**Title:** ZONING CASE # Z2017114 CD (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Single-Family Detached Dwellings on Lot 5, Block 3, NCB 3393, located at 1417 E. Crockett Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
Zoning Case Z2017114 CD

**SUMMARY:**  
**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) Single-Family Detached Dwellings

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** April 18, 2017

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** Earl River Holdings, LLC

**Applicant:** Urban Home Creators/ Scott C. Cason/ Sheila Cason

**Representative:** Scott C. Cason/Sheila Cason

**Location:** 1417 E. Crockett Street

**Legal Description:** Lot 5, Block 3, NCB 3393

**Total Acreage:** 0.1406

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Dignowity Hill and Jefferson Heights Neighborhood Associations

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was included in the original 36 square miles of the City of San Antonio and was previously zoned "C" Apartment District. A 1989 case (Ordinance 70785) zoned the subject property "R-7" Small Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family 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:** R-4

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

**Direction:** West

**Current Base Zoning:** R-4

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

**Direction:** South

**Current Base Zoning:** R-4 S

**Current Land Uses:** Cemetery

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Lot

**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

**Transportation**

**Thoroughfare:** East Crockett Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Canton Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 24 is within walking distance 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:** Dwelling- Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: N/A.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current 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 property is located within the Dignowity Hill Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-6” Residential Single-Family 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. The applicant requests this zone change in order to develop two single-family detached dwellings.

**3. Suitability as Presently Zoned:**

The “R-4” Residential Single-Family District is appropriate for the subject properties location; and the requested “R-6” would still be in character with the existing neighborhood.

**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, because the request is consistent with the plan.

**6. Size of Tract:**

The subject property totals 0.1406 acres in size, which should reasonably accommodate the uses permitted in “R-6” Residential Single-Family District.

**7. Other Factors:**

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.