



City of San Antonio

Legislation Details (With Text)

File #: 18-2391
Type: Zoning Case
In control: City Council A Session
On agenda: 4/5/2018
Title: ZONING CASE # Z2018099 (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 "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 25, Block 4, NCB 1372, located at 1339 East Crockett Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2018-04-05-0237

Date	Ver.	Action By	Action	Result
4/5/2018	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018099

SUMMARY:

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

Requested Zoning: "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 6, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Agua Verde Enterprises Inc.

Applicant: Michael A. Perez

Representative: Michael A. Perez

Location: 1339 East Crockett Street

Legal Description: Lot 25, Block 4, NCB 1372

Total Acreage: 0.1644

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was rezoned from Historic “D” Apartment District, Historic “F” Local Retail District, Historic “H” Local Retail District, and Historic “JJ” Commercial District to Historic “B-1” Business District by Ordinance 70785, dated December 14, 1989. The property converted from “B-1” to the current “C-1” Light Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: “C-1”

Current Land Uses: East San Antonio Medical Center

Direction: South

Current Base Zoning: “R-4 S”

Current Land Uses: Cemetery

Direction: West

Current Base Zoning: “C-1”

Current Land Uses: Single Family Residence and Church

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.

This property is located within the Dignowity Hill Historic District. Any new construction will require approval from the Historic and Design Review Commission. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Historic and Design Review Commission for this project.

Transportation

Thoroughfare: Crockett Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 24 and 222

Thoroughfare: Houston Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 68 and 268

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:

Minimum 1 vehicle space per unit

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-1”. “C-1” allows for uses such as arcade, boarding house, noncommercial athletic field, field furniture sales, grocery store, nursery (retail - no growing of plan on site permitted), retail office equipment and supply, and retail rug or carpet sales.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within half a mile of a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 future land use component of the plan. The requested “RM-6” base zoning is compatible 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” Light Commercial District is an appropriate zoning for the property and surrounding area. The adjacent properties are commercial and residential properties that carry the “C-1”, “C-2”, and “R-4” 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Dignowity Hill Neighborhood Plan

Dignowity Hill Neighborhood Plan Relevant Goals and Objectives:

- Goal 8: Increase homeownership through infill development and housing rehabilitation.
- Goal 9: Well maintained and diverse housing stock.
- Goal 10: Preserve the unique historic character of Dignowity Hill.

6. Size of Tract:

The subject property is 0.1644 acres, which would adequately support a residential mixed development.

7. Other Factors:

None.