



City of San Antonio

Legislation Details (With Text)

File #: 18-3232
Type: Zoning Case
In control: Board of Adjustment
On agenda: 5/7/2018
Title: A-18-074: A request by Feliz Ziga for a parking adjustment to allow for two residential lots to contain no off-street parking, located at 1111 East Crockett and 1115 East Crockett Street. Staff recommends Approval. (Council District 2)
Sponsors:
Indexes:
Code sections:
Attachments: 1. A-18-074 Attachments

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
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Case Number: A-18-074
Applicant: Felix Ziga
Owner: Henneke Financial Group, LLC
Council District: 2
Location: 1111 East Crockett & 1115 East Crockett Street
Legal Description: The West 32.83 Feet of the East 65.66 Feet of Lot 5 ARB A7 and The East 34.3 Feet of Lot 5 ARB A-8, Block D, NCB 578
Zoning: "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District
Case Manager: Debora Gonzalez, Senior Planner

Request

A request for a parking adjustment, as described in Section 35-526, to allow for two residential lots to contain no off-street parking.

Executive Summary

The subject properties are at 1111 East Crockett & 1115 East Crockett Street, approximately 182 feet from North Olive Street. The applicant is requesting a parking adjustment to develop two new structures on two vacant lots next to each other. The applicant is proposing two "secondary" off-street parking spaces in between the two structures, for the exclusive use of the 1111 East Crockett property, which they are working with their real estate attorney on filling an irrevocable parking easement on the portion of the driveway on the 1115 East Crockett property, as well as two "secondary" off-street parking spaces at the rear of the 1115 East Crockett property, to be accessed through Lowe St./Alley. The applicant has also obtained a Certificate of Determination

which states that a plat is not required at this time. On August 2, 2018 the Historic and Design Review Commission considered the requests and recommended approval. Although the applicant is proposing parking solutions, neither meet the strict letter of the law to provide for off-street parking spaces.

Subject Property Zoning/Land Use

| Existing Zoning | Existing Use |
|---|--------------|
| “RM-4 H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District | Vacant |

Surrounding Zoning/Land Use

| Orientation | Existing Zoning District(s) | Existing Use |
|-------------|---|------------------------|
| North | “RM-4 H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District | Vacant |
| South | “RM-4 H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District | Single-Family Dwelling |
| East | “RM-4 H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District | Single-Family Dwelling |
| West | “RM-4 H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District | Vacant |

Comprehensive Plan Consistency/Neighborhood Association

The property is within the Dignowity Hill Community Plan and designated as Low Density Residential in the future land use component of the plan. The subject property is located within the boundaries of the Dignowity Hill Neighborhood Association. As such, they were notified and asked to comment.

Criteria for Review

According to Section 35-526(b)7 of the UDC, in order for a parking modification to be granted, the applicant must demonstrate that a hardship is created by strict interpretation. The UDC requires off-street “primary” parking/driveway. Literal interpretation of the UDC code requirement would cause financial hardship and potentially yield this property unbuildable. The applicant has complied with all Historic Design Guidelines and obtained approval from the Historic Design Review Commission of the site as submitted. Although the UDC required parking spots would fit in front of each structure, this would be in direct conflict with the Historic Design Guidelines.

Staff Recommendation:

Staff recommends APPROVAL of A-18-074 because of the following reasons:

- 1) The parking adjustment variance is necessary for the redevelopment of the vacant lot, and;

- 2) The request does not negatively affect the surrounding neighborhood and helps alleviate off-site parking.