



City of San Antonio

Agenda Memorandum

File Number:18-4081

Agenda Item Number: 9.

Agenda Date: 7/3/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018227

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: July 3, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Jennifer and Jeffrey Park

Applicant: Jennifer Park

Representative: Jeffery Everett

Location: 919 East Crockett Street

Legal Description: Lot 10, Block 15B, NCB 576

Total Acreage: 0.1426

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Fort Sam Houston, Office of Historic Preservation, Planning Department

Property Details

Property History: The properties were a part of the original 36-square miles of San Antonio and were zoned "F" Local Retail District. The property was part of a large area rezoning and was changed from "F" to "R-2" Two Family Residence District by Ordinance 70785, dated December 14, 1989. The property converted from "R-2" to the current "RM-4" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Residence, Duplex

Direction: East

Current Base Zoning: "RM-4", "R-3"

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Duplex, Vacant Lot

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Vacant Lot

Overlay and Special District Information:

"AHOD"

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.

"H"

The surrounding properties are located in the Dignowity Hill Historic District, which was adopted in December 8, 1983. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: East Crockett Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: North Hackberry Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 24 and 222 are 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:

The minimum parking required for a single-family residence is 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “RM-4” which permits single-family dwellings (detached, attached or townhouses), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is located within a ½ of a mile of the Commerce-Houston Premium Transit Corridor.

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 Residential” in the future land use component of the plan. The requested “R-3” 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 requested rezoning will reduce the allowable density on the property.

3. Suitability as Presently Zoned:

The current “R-3” Residential Single-Family District is appropriate zoning for the property and surrounding area. The surrounding area includes a mix of zoning which includes the requested “R-3” base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The lot is currently vacant and the property owner is proposing to subdivide the lot in order to build two single-family residences.

5. Public Policy:

The subject property is located within the Dignowity Hill Historic District and Dignowity Hill Neighborhood Plan Area. The land use classifications on the subject and surrounding properties also include Low Density Residential.

The Dignowity Neighborhood Plan future land use classification “Low Density Residential” supports “R-3” zoning, and infill residential development on vacant lots. The subject property’s block face and the block face across Crockett Street from the subject property includes lots similar in size to the proposed lot sizes. The proposed density is not greater than that allowed by the existing zoning.

Relevant Goals, Policies and Actions of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

H P30: Ensure infill development is compatible with existing neighborhoods.

This zoning request is consistent with the goals and policies of the SA Tomorrow Comprehensive Plan and with the Dignowity Hill Neighborhood Plan.

6. Size of Tract:

The subject property is 0.1426 of an acre, which could accommodate the proposed two single-family residences.

7. Other Factors:

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. As proposed in the submitted site plan, the subdivision of the current lot into two lots featuring thirty-five feet in width would result in lot sizes that do not follow the historic development pattern in the district resulting in building massing that is inconsistent with the Historic Design Guidelines.