



City of San Antonio

Legislation Details (With Text)

File #: 17-1342

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/21/2017

Title: (Continued from 1/17/17) ZONING CASE # Z2017039 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for Four Single-Family Homes on the North 92.5 feet of Lots 13 and 14, Block 2, NCB 529, located at 909 North Hackberry Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2017039 Site Plan

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017039

SUMMARY:

Current Zoning: "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for Four Single-Family Homes

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2017. This case was continued from the January 17, 2017 Zoning Commission Hearing.

Case Manager: Oscar Aguilera, Planner

Property Owner: West Real Estates Holdings LLC

Applicant: Rachel Trimble

Representative: Rachel Trimble

Location: 909 North Hackberry Street

Legal Description: North 92.5 feet of Lots 13 and 14, Block 2, NCB 529

Total Acreage: 0.2541

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association.

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "C" Apartment District. On December 14, 1989 Ordinance 70785 rezoned the property to "R-2 H" Historic Tow Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "RM-4 H" Historic Residential Mixed District. Finally, on December 6, 2012 Ordinance 2012-12-06-0953 rezoned the property to "R-6 H" Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: IDZ H

Current Land Uses: Express Mart, Homes, Vacant Lot

Direction: South

Current Base Zoning: R-6, MF33 H, RM-4

Current Land Uses: Vacant Lots, Single-Family Residential, Public Park, Apartments

Direction: East

Current Base Zoning: R-5 H

Current Land Uses: Vacant Lots, Vacant House, Single-Family Home

Direction: West

Current Base Zoning: R-6 H

Current Land Uses: Single-Family Residences, Vacant Lots

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.

The surrounding properties are located in the Historic District, which was adopted in 1989. 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: Hackberry St

Existing Character: Secondary Arterial, Type B; two lanes each direction with sidewalks on both side

Proposed Changes: None known

Thoroughfare: Fayn Way Street

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus route 22 and 222 Stops at Pine and Hays Street

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: "IDZ" Infill Development Zone waives minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the current 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. The requested "IDZ" Base Zoning District is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties of the proposed uses.

3. Suitability as Presently Zoned:

The requested "IDZ H" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for Four Single-Family Homes is appropriate for the subject property. The property is surrounded by vacant lots, high-density apartments, single-family homes, and Infill development zone projects. Currently the property is vacant. This property was rezoned several times as indicated by the history above. The property, however, has remained vacant and undeveloped. The proposed development, therefore, will decrease the number of vacant lots within the Dignowity's Community and the development will provide housing by rehabilitating the vacant

lots by utilizing infill housing development. This rezoning proposal helps to fulfill the objectives 8.1 and 9.1 for the Housing and Economic Development portion for the Dignowity Hill Neighborhood Plan.

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 request does not appear to conflict with any public policy objective because it is consistent with the future land use plan.

6. Size of Tract:

The subject property measures 0.2541 acres which accommodates the existing development with adequate space for parking.

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

In accordance with the San Antonio City Unified Development Code, any exterior modifications for properties zoned historic or RIO must request and must receive a Certificate of Appropriateness from the Office of Historic Preservation prior to receiving a permit. Approval of a zoning change does not imply approval of or take the place of such review as directed by the UDC. To date, no application for new construction at this address has been submitted for review to the Office of Historic Preservation.