



City of San Antonio

Legislation Details (With Text)

File #: 18-5280

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/18/2018

Title: (Continued from 09/04/18) ZONING CASE # Z2018283 (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 "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 12, Block 19, NCB 547, located at 605 Nolan Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018283

SUMMARY:

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

Requested Zoning: "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 18, 2018. This case is continued from the September 4, 2018 zoning hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: Nicolas Rivard

Applicant: Nicolas Rivard

Representative: Nicolas Rivard

Location: 605 Nolan Street

Legal Description: Lot 12, Block 19, NCB 547

Total Acreage: 0.213

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Fort Sam Houston

Property Details

Property History: The property was a part of the original 36-square miles of San Antonio and was zoned "D" Apartment District. The property was part of a large area rezoning and was changed from "D" 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. The property was a part of another large area rezoning and was changed from "RM-4" to the current "R-6" base zoning by Ordinance 2012-12-06-0953, dated December 6, 2012.

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: "R-6"

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Duplex

Direction: South

Current Base Zoning: "R-4", "R-6"

Current Land Uses: Vacant Lot, Single-Family Residence

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residence

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: Nolan Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: North Mesquite Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 22 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 is 1.5 parking spaces per residential unit (cluster parking is permitted).

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-6” which permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, 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 ½ of a mile of the Commerce-Houston and the New Braunfels Avenue Premium Transit Corridors.

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 “RM-4” 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.

3. Suitability as Presently Zoned:

The current “R-6” Residential District is appropriate zoning for the property and surrounding area. The surrounding area includes a mix of zoning to include “RM-6”, “RM-4” and “MF-33”.

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 property is located within the Dignowity Hill Neighborhood Plan. The proposed rezoning is consistent with the goals and objectives of the Dignowity Hill Neighborhood Plan. The requested “RM-4” base zoning will permit up to four residential units on the property. The request will increase the allowable density and the design of the residences will have to be reviewed by the Historic Design Review Commission.

- Goal 8: Increase homeownership through infill development and housing rehabilitation
- Objective 8.1: Decrease the number of vacant lots and housing through rehabilitation and marketing of properties for infill housing
- 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 0.213 of an acre which could accommodate the density of four residential units.

7. Other Factors:

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

This property is located within the Dignowity Hill Historic District. In accordance with the Unified Development Code, the Office of Historic Preservation reviews all exterior work for any property with the historic overlay. Exterior work including additions to historic structure and new construction requires a Certificate of Appropriateness before work begins. Approval of a zoning change does not imply approval of or take the place of design review as directed by the UDC. To date, no application has been made to the Historic and Design Review Commission for this project.