



City of San Antonio

Legislation Details (With Text)

File #: 16-1049

Type: Zoning Case

In control: City Council A Session

On agenda: 1/28/2016

Title: ZONING CASE # Z2016028 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes on 0.1855 acres of land out of NCB 538 located at 629 Burnet Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-028 Location Map, 2. Z2016028_Site Plan, 3. Z2016028 Zoning Minutes, 4. DRAFT ORDINANCE, 5. Ordinance 2016-01-28-0049

Date	Ver.	Action By	Action	Result
1/28/2016	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016028

SUMMARY:

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

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Ernest Brown, Planner

Property Owner: MS 410 Partners LLC Marcelo Andonie

Applicant: MS 410 Partners LLC Marcelo Andonie

Representative: MS 410 Partners LLC Marcelo Andonie

Location: 629 Burnet Street

Legal Description: 0.1855 acres of land out of NCB 538

Total Acreage: 0.1855

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Planning Team-23

Applicable Agencies: Parks and Recreation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and originally zoned "Historic D" Historic Apartment District. In 1989 the subject property was rezoned to "Historic R-2" Historic Two Family Residence district. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-6 H" Residential Mixed Historic District. The subject property was developed as a church but is currently vacant and undeveloped. It is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5 H, MF-33 H

Current Land Uses: Residential Single Family, Apartments

Direction: East

Current Base Zoning: RM-4 H

Current Land Uses: Parks

Direction: South, West

Current Base Zoning: R-6 H, R-5 H

Current Land Uses: Residential Single Family

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 Dignowity Hill Historic District, which was adopted in December 3, 2009. 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: North Hackberry Street

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

Proposed Changes: None known

Thoroughfare: Burnet Street

Existing Character: Local, Type A; one lane each direction with sidewalks both sides.

Proposed Changes: None known

Public Transit: There is no nearby VIA transit route to 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 Residential use in the future land use component of the plan. The proposed use is consistent with the Dignowity Hill Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "RM-6" base zoning district is appropriate for the subject property.

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 development for two residential single family dwelling units on separate lots is consistent with the Dignowity Hill Neighborhood objective for Low Density Residential land use.

6. Size of Tract:

The subject property is 0.1855 of an acre in size, which will accommodate two residential single family dwellings development with space for parking.

7. Other Factors:

None.