



City of San Antonio

Agenda Memorandum

File Number: 16-1051

Agenda Item Number: Z-9.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016030

SUMMARY:

Current Zoning: "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Fernando Marin

Applicant: Dan Diaz

Representative: Dan Diaz

Location: 928 North Olive Street

Legal Description: 0.328 acres of land out of NCB 531

Total Acreage: 0.328

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan-23

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property was part of the original City of San Antonio boundaries in 1938. The property was originally zoned "D" Apartment District. On December 14, 1989 (Ordinance 70785) the property was rezoned to Historic "R-2 S.U.P" Two-Family Residence with a Special Use Permit for quadraplex and a residence. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to RM-4" CD Residential Mixed District with a Conditional Use for a quadraplex and a residence. Finally, on December 6, 2012 (Ordinance 2012-12-06-0953) the property was rezoned to "R-5 H" Residential Single-Family Dignowity Hill Historic District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4 H, MF-33

Current Land Uses: Ella Austin Community Center & Apartments

Direction: East

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

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-5 H,

Current Land Uses: Single-Family Residences, vacant structures, Office and a Church.

Direction: West

Current Base Zoning: RM-6 H and R-5 H

Current Land Uses: Single-Family Residences, and 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.

Properties to the east and west of the subject property are Historically Significant. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City's Historic and Design Review Commission (HDRC).

Transportation

Thoroughfare: Lamar Street one lane in each direction with sidewalks

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Olive Street

Existing Character: Local Street, one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus routes 22 and 222 at the corner of Pine Street and Hays Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwellings - 3 family - Minimum requirement: 1.5 spaces per unit. Maximum allowance: 2 spaces per unit.

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 property is located within the Dignowity Hill Neighborhood Plan and is designated as Low Density Residential in the land use plan. The proposed "RM-5" is consistent with the adopted land use designation.

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. The proposed redevelopment may be used as a transitional buffer between lower density residential uses, the Community Center and the nearby Apartments.

3. Suitability as Presently Zoned:

The proposed "RM-5" is consistent with surrounding zoning land uses. The proposed uses already exist in the area.

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.

6. Size of Tract:

The subject property measures 0.328 acres in size and is sufficient to accommodate the proposed zoning request.

7. Other Factors:

None.