



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-3170

---

**Agenda Item Number:** Z-3.

**Agenda Date:** 6/18/2015

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2015178

**SUMMARY:**

**Current Zoning:** "R-5 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:** May 19, 2015

**Case Manager:** Logan Sparrow, Planner

**Property Owner:** Stephen Green

**Applicant:** Stephen Green

**Representative:** Betty Green

**Location:** 810 North Olive Street

**Legal Description:** Lot A-13 and A-14, Block 11, NCB 540

**Total Acreage:** 0.5182

**Notices Mailed**

**Owners of Property within 200 feet:** 25

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

**Planning Team:** Dignowity Hill Planning Team-23

**Applicable Agencies:** Historic

**Property Details**

**Property History:** The subject property is currently zoned “R-5 H” Historic Residential Single-Family. The property was rezoned from the previous “RM-4 H” following the adoption of Ordinance 2012-12-06-0953, dated December 06, 2012.

**Topography:** None.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-5 H” Historic Residential Single-Family

**Current Land Uses:** Single-Family Dwellings

**Direction:** East

**Current Base Zoning:** “R-5 H” Historic Residential Single-Family & “RM-6 H” Historic Residential-Mixed

**Current Land Uses:** Single-Family Dwellings

**Direction:** South

**Current Base Zoning:** “R-5 H” Historic Residential Single-Family

**Current Land Uses:** Single-Family Dwellings

**Direction:** West

**Current Base Zoning:** “RM-4 H” Historic Residential-Mixed

**Current Land Uses:** Park

**Overlay and Special District Information:** The subject property and surrounding properties are designated as “H” Dignowity Hill Historic District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

**Transportation**

**Thoroughfare:** North Olive Street

**Existing Character:** Local Street

**Proposed Changes:** One lane in each direction with sidewalks

**Thoroughfare:** Burnet Street

**Existing Character:** Local Street

**Proposed Changes:** One lane in each direction with sidewalks

**Public Transit:** VIA bus route 22 operates at the North Olive Street and Nolan Street intersection south 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:** Any proposed development will have to comply with the parking standards outlines in the Unified Development Code. Each residential unit must have a minimum of one parking space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the request zone change will result in the subject property retaining its current “R-5 H” Historic Residential Single-Family base zoning district.

**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 Future Land Use Plan and is currently designated as Low-Density Residential in the future land use component of the plan. The requested “RM-4 H” Historic Residential-Mixed base zoning district is consistent with the adopted future land use plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zone change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The current “R-5” Residential Single-Family base zoning district is also appropriate for the surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

As the request is consistent with the Dignowity Hill Future Land Use Plan, staff finds that the requested zone change request does not appear to be in conflict with any public policy objective.

**6. Size of Tract:**

The 0.5182 acre parcel of land is of sufficient size for the proposed development.

**7. Other Factors:**

None.