



City of San Antonio

Legislation Details (With Text)

File #: 15-1492

Type: Zoning Case

In control: City Council A Session

On agenda: 3/5/2015

Title: ZONING CASE # Z2015067 H (District 2): An Ordinance amending the Zoning District Boundary from "H R-6 AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "H IDZ AHOD" Infill Development Zone Dignowity Hill Airport Hazard Overlay District with single-family residential uses not to exceed 16 units an acre on Lot 5, Block 22, NCB 537 located at 422 Hays Street. Staff and Zoning Commission recommend approval pending Plan Amendment (Associated Plan Amendment Case # 15012)

Sponsors:

Indexes: Plan Amendment

Code sections:

Attachments: 1. Z2015-067_Location Map, 2. Z2015067_Site Plan, 3. Z2015067 H_Minutes, 4. DRAFT ORDINANCE, 5. Ordinance 2015-03-05-0165

Date	Ver.	Action By	Action	Result
3/5/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015067

SUMMARY:

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

Requested Zoning: "H IDZ AHOD" Infill Development Zone Dignowity Hill Airport Hazard Overlay District with single-family residential uses not to exceed 16 units an acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Sandalwood LLC (by Juan Fernandez, Manager)

Applicant: Sandalwood LLC (by Juan Fernandez, Manager)

Representative: Juan M. Fernandez

Location: 422 Hays Street

Legal Description: Lot 5 Block 22 NCB 537

Total Acreage: 0.2521

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan-24

Applicable Agencies: Historic

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was zoned "R-2" Two-Family Residence District. In 1983 a city initiated area wide zoning change designated the subject property and the surrounding area a Historic District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "H RM-4". In 2012 the subject property was rezoned to "H R-6". The subject property was platted in its current configuration within the Original 36 Square Miles of the City of San Antonio Corporate Limits. The subject property is undeveloped.

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: "H R-5"

Current Land Uses: Duplex and Fourplex

Direction: East, West

Current Base Zoning: "H R-6"

Current Land Uses: Single Family Residence, Vacant Lot, Duplex

Direction: South

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

Current Land Uses: Single Family Residence

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 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: Hays Street, N. Mesquite

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

Proposed Changes: None known

Public Transit: The nearest VIA bus stop to subject property is at Hays and Pine Street with routes 22 and 222 operating along Hays Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District eliminates off street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in “H R-6” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend approval pending plan amendment

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 currently designated as Low Density Residential in the future land use component of the plan. The proposed zoning change requires a plan amendment. The applicant has initiated an amendment to the Neighborhood Plan. The development meets the intent of the Infill Development Zone which encourages development of vacant land, bypass lands, or the redevelopment of underutilized structures/lands. Staff and Planning Commission recommend approval.

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 “H R-6” base zoning district and the proposed “H IDZ” with single family residential uses not to exceed 16 units an acre are both consistent with surrounding zoning and land uses. The subject property is located in an area that has seen extensive development for higher density residential.

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 0.2521 acres in size, which is sufficient to accommodate development and parking.

7. Other Factors:

None.