



City of San Antonio

Legislation Details (With Text)

File #: 16-1573
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/16/2016
Title: ZONING CASE # Z2016088 (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 "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family attached homes not to exceed 25 units/acre on Lots 1 and 2, Block 18, and Lot 21, Block 1, NCB 560 located 506 Nolan Street and 518 Cherry Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-088 Location Map, 2. Z2016-088 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2016088

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

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family attached homes not to exceed 25 units/acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 16, 2016

Case Manager: Erica Greene, Planner

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC

Representative: John Cooley

Location: 506 Nolan Street and 518 North Cherry Street

Legal Description: Lots 1 and 2, Block 18, and Lot 21, Block 1, NCB 560

Total Acreage: 0.468

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1989 case zoned the subject property as "R-2" Two-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. In 2013, ordinance 2012-12-06-0953, the subject property was zoned "R-6 H AHOD" Single-Family Residential Dignowity Hill Historic Airport Hazard Overlay District.

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: RM-6 H, R-6 H

Current Land Uses: Single-Family Housing

Direction: West

Current Base Zoning: D

Current Land Uses: Fire Station

Direction: South

Current Base Zoning: R-4 H

Current Land Uses: Single-Family Housing

Direction: East

Current Base Zoning: R-6 H

Current Land Uses: Single-Family Housing

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 Historic District, which was adopted in 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.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Nolan Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: North Cherry Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes is #22 located within walking distance of the subject property.

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 waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 H" Residential Single-Family Dignowity Hill Historic District.

FISCAL IMPACT:

None.

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 property is located within the Dignowity Hill Neighborhood Plan, and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested "IDZ" Infill Development 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” base zoning district is appropriate for the subject property’s location. The adjacent properties to the north are zoned “RM-6” and “R-6”; which works in conjunction with surrounding single-family dwellings in the zoning district. The request to rezone the subject property follows the current pattern of development.

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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.468 acres in size, which should reasonably accommodate the uses permitted in "IDZ H " Infill Development Zone Dignowity Hill Historic District with uses permitted for Single-Family attached homes not to exceed 25 units/ acre.

7. Other Factors:

The applicant is proposing 11 single-family dwellings on the subject property. The subject’s location on Nolan Street and North Cherry Street surrounded by single-family housing make the requested zoning change appropriate.