



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3697  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 6/21/2016  
**Title:** (Postponed from 04/05/16) ZONING CASE # Z2016091 (Council District 2): A request for a change in zoning from "R-5 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 Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District on 1.65 acres of land out of NCB 531, located at 901 North Pine, 914 and 918 North Olive Streets. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16027)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016091 Site Plan, 2. Z2016-091 Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016091  
(Associated Plan Amendment 16027)

**SUMMARY:**

**Current Zoning:** "R-5 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 Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 21, 2016. Postponed from the April 5, 2016 Zoning Commission hearing date.

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC c/o John Cooley

**Representative:** John Cooley

**Location:** 901 North Pine Street, 914 and 918 North Olive Street

**Legal Description:** 1.65 acres of land out of NCB 531

**Total Acreage:** 1.65

**Notices Mailed**

**Owners of Property within 200 feet:** 46

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the city limits in 1938. According to available records, the subject property was zoned "R-2." Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "RM-4" Residential Mixed Use. On December 6, 2012, the subject property was rezoned from "RM-4 H" Residential Mixed Use Dignowity Hill Historic District to "R-5 H" Single-Family Residential Dignowity Hill Historic District (Ordinance # 2012-12-06-0953).

**Topography:** None.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** RM-6 H, RM-4 H, R-5 H

**Current Land Uses:** Single-Family Residences, Apartments, Community Center

**Direction:** East

**Current Base Zoning:** R-5 H

**Current Land Uses:** Single-Family Residences, Vacant

**Direction:** South

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

**Current Land Uses:** Single-Family Residences, Vacant Residence

**Direction:** West

**Current Base Zoning:** R-5 H, RM-6 H, MF-33 H

**Current Land Uses:** Single-Family Residences, Vacant, Apartments

**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 on 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:** North Pine Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** North Olive Street

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** Hays Street

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** VIA Bus Route 22 is located within close proximity to the subject property.

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

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

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present “R-5 H” zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends 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 Neighborhood Plan and is designated as Public/Institutional and Low Density Residential. The requested "IDZ" base zoning district is not consistent with the adopted land use designation. The applicant has requested an associated plan amendment to Low Density Mixed Use. Staff and Planning Commission recommend Approval.

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

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The requested zoning will allow for additional single family dwellings that are compatible with the

surrounding neighborhood.

**3. Suitability as Presently Zoned:**

The existing "R-5 H" zoning district is appropriate for the subject property and surrounding areas, however, the Dignowity Hill Neighborhood Plan encourages the infill of vacant lots and the rehabilitation of underutilized buildings and structures. Furthermore, the surrounding properties are primarily single family dwellings, making the requested "IDZ H" zoning and proposed single-family dwellings, live/work units, and commercial structure rehabilitation more suitable uses.

**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. The zoning request fulfills the goals of the Dignowity Hill Neighborhood Plan by increasing homeownership through infill development and housing rehabilitation.

**6. Size of Tract:**

The subject property is 1.65 acres in size, which accommodates the proposed development for 14 single-family dwelling units, four (4) live/work units, and neighborhood commercial structure rehabilitation.

**7. Other Factors:**

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.