



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5652  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 10/17/2017  
**Title:** ZONING CASE # Z2017282 (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 "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 4 and Lot 5, Block A, NCB 1653, located at 914 and 918 North Pine Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
Zoning Case Z2017282

**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:** October 17, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** David Ericsson

**Applicant:** David Ericsson

**Representative:** Patrick W. Christensen

**Location:** 914 and 918 North Pine Street

**Legal Description:** Lot 4 and Lot 5, Block A, NCB 1653

**Total Acreage:** 0.38

**Notices Mailed**

**Owners of Property within 200 feet:** 34

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

**Applicable Agencies:** Office of Historic Preservation, Planning Department

**Property Details**

**Property History:** The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned "A" Residence District. The subject properties converted to "R-2" Two Family Residence District by Ordinance 33412, dated June 28, 1965. The properties were designated as Historic by Ordinance 57994, dated December 8, 1983. The properties converted from "R-2" to "RM-4" Residential Mixed District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The properties were downzoned from "RM-4" to the current "R-5" Residential Single-Family District by Ordinance 2012-12-06-0953, dated December 6, 2012.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

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

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

**Direction:** East

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

**Current Land Uses:** Single-Family Residence, Duplex

**Direction:** South

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

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

**Direction:** West

**Current Base Zoning:** "R-5", "IDZ" with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and use permitted in "NC" Neighborhood Commercial

**Current Land Uses:** Single-Family Residence, Vacant Commercial Building

**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.

"H"

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:** Lamar Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Hays Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** Via bus routes 22 and 222 are within walking distance of the subject properties.

**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:** The minimum parking required for the “RM-4” base zoning is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. The current “R-5” Residential Single-Family District accommodates single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet, as well as, a foster family home, and public/private school.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject properties are within a ½ of a mile of the Downtown Regional Center. The subject properties are within a ½ of a mile of the Commerce - Houston Premium Transit Corridor.

**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 subject 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 requested “RM-4” 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. The proposed rezoning to “RM-4” for two additional single-family residences does not negatively impact the neighboring properties.

## **3. Suitability as Presently Zoned:**

The current “R-5” base zoning district is appropriate for the surrounding area. The neighborhood includes a healthy mix of residential zoning districts ranging from “R-5” Residential Single-Family to “RM-5” Mixed Residential and “IDZ”.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change will not pose a threat to the health, safety, or welfare of the residents within the area. It will add needed housing options in close proximity to downtown San Antonio.

## **5. Public Policy:**

The rezoning request does not appear to conflict with the land use goals and strategies of the Dignowity Hill Neighborhood Plan.

Dignowity Hill Neighborhood Plan Goals and Objectives:

- Goal 8: Increase homeownership through infill development and housing rehabilitation Objective 8.1: Decrease the number of vacant lots and housing through rehabilitation and marketing of properties for infill housing
- Goal 9: Well maintained and diverse housing stock
- Goal 10: Preserve the unique historic character of Dignowity Hill

## **6. Size of Tract:**

The subject properties measure 0.38 of an acre which should reasonably accommodate an additional two additional residential homes.

## **7. Other Factors:**

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all exterior work for any property with the historic overlay. Exterior work requires a Certificate of Appropriateness before work begins. Approval of a zoning change does not imply approval of or take the place of design review as directed by the UDC.