



City of San Antonio

Legislation Details (With Text)

File #: 17-5614

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/21/2017

Title: (Continued from 10/03/17) ZONING CASE # Z2017252 (Council District 2): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for fifteen (15) residential units on South 104.22 feet of Lot 11, Lot 12, and 13, Block 8, NCB 562, located at 707 Dawson Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017252

SUMMARY:

Current Zoning: "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for fifteen (15) residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 21, 2017. This case is continued from the September 19, 2017 and October 3, 2017 Zoning hearings.

Case Manager: Erica Greene, Planner

Property Owner: TST Mann LLC

Applicant: Michele Debs

Representative: Michele Debs

Location: South 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562

Legal Description: 707 Dawson Street

Total Acreage: 0.3739

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Dignowity Hill

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1945 and was previously zoned "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High Rise District. A 2012 case, Ordinance #2012-12-06-0953, zoned the subject property "MF-33" Multi-Family 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: R-5

Current Land Uses: Parking Lot

Direction: West

Current Base Zoning: RM-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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 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: Dawson Street
Existing Character: Local Street
Proposed Changes: None

Thoroughfare: North Hackberry Street
Existing Character: Local Street
Proposed Changes: None

Public Transit: VIA bus route #4 is 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 zoning district. The current zoning of “MF-33” allows any uses permitted in “MF-25” (any uses permitted plus in “MF-18”(Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre. The “MF-18” also allows for assisted living home, skilled nursing facility, foster family home, public and private schools) plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre), but with a maximum density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within a half mile of a 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 property is located within the Dignowity Hill Neighborhood Plan, and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “IDZ” Infill Development Zone 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 requested zoning change for “IDZ” to allow for 15 residential units blends in with the surrounding residential single-family and residentially mixed properties of the area.

3. Suitability as Presently Zoned:

The current “MF-33” base zoning district is appropriate for the subject property’s location. The requested “IDZ” zoning to allow for a 15 residential units is also appropriate for the area. The surrounding properties are a combination of residential single-family and mixed use properties.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include several residential single-family and mixed use properties. The requested zoning change to allow for 15 residential units will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the Dignowity Hill Neighborhood Plan to coordinate and integrate development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walkable and secure

6. Size of Tract:

The subject property totals 0.3739 acres in size, which should reasonably accommodate the uses permitted in “IDZ” Infill Development Zone District.

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.

The proposed density is not to exceed 15 single-family dwelling units.

Additionally, the applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.