



City of San Antonio

Legislation Details (With Text)

File #: 21-5108
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/3/2021
Title: ZONING CASE Z-2021-10700058 (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-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 9, Block 2, NCB 529, located at 507 Hays Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 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 Z-2021-10700058

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

Requested Zoning: "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for three (3) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 3, 2021

Case Manager: Lorianne Thennes, Senior Planner

Property Owner: NPSA, LLC

Applicant: WGI, Inc.

Representative: Megan Amitrano

Location: 507 Hays Street

Legal Description: Lot 9, Block 2, NCB 529

Total Acreage: 0.2548

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Fort Sam, Planning Department and Solid Waste Department

Property Details

Property History: The subject property is located within the original 36 miles of the city of San Antonio. The subject property was rezoned by Ordinance 70,785, dated December 14, 1989 to "R-2" Two-Family Residence District. Under the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the portion of the property zoned "R-2" Two-Family Residence District converted to "RM-4" Residential Mixed District. The property was then rezoned from "RM-4" Residential Mixed District to the current "R-6" 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential, Vacant Land

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Multifamily Residential

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Overlay and Special District Information:

"H"

The surrounding properties are located in the Dignowity Hill Historic District, which was adopted in the 1840's. 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.

"AHOD"

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.

Transportation

Thoroughfare: Hays Street

Existing Character: Local

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Route: 22

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The minimum parking requirement for "IDZ-1" is waived.

ISSUE: None.

ALTERNATIVES:

Current: Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "R-6". Low-Density Residential uses include single-family houses on individual lots. The "R-5" Residential Single-Family District allows for a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet, foster family home, nursery (1-acre minimum), public and private schools.

Proposed: The proposed "IDZ-1" Limited Density Infill Development Zone District provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section. The applicant is utilizing "IDZ-1" to develop three (3) residential units.

FISCAL IMPACT: None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a regional center but is located within a premium transit corridor buffer.

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 / Eastside Reinvestment Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "IDZ-1" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established multi-family use just across the street from the

subject property.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family base zoning is an appropriate zoning district for the surrounding area. The proposed “IDZ-1” with uses permitted for three (3) units is also appropriate for the area and is consistent with the multi-family use all along Hays Street to the south of the subject property.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Dignowity Hill Neighborhood Plan / Eastside Reinvestment Plan:

- Goal 8: Increase homeownership through infill development and housing rehabilitation
- Goal 9: Well maintained and diverse housing stock

The “IDZ” implements the following policies of the master plan:

- The applicant’s request meets the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant’s request meets the Master Plan’s Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.
- The applicant’s request meets the Master Plan’s Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.
- The applicant’s request the Master Plan’s Policy for Urban Design Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.

6. Size of Tract:

The subject property is 0.2548 acres, which would adequately support three (3) residential dwellings.

7. Other Factors:

The applicant provided a site plan indicating three (3) residential units. You may note that the site plan holds the applicant to the site design and layout.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

This property is located within the Dignowity Hill Historic District. Any new construction will require approval from the Historic and Design Review Commission. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Historic and Design Review Commission for

this project. Additionally, based on the submitted site plan, there are conflicts with the Historic Design Guidelines and the proposed project.

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.