



City of San Antonio

Agenda Memorandum

File Number:16-1168

Agenda Item Number: 21.

Agenda Date: 1/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016051

SUMMARY:

Current Zoning: "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Ernest Brown, Planning

Property Owner: Brightstar Development LLC, by Carlos R. Rodriguez

Applicant: Carlos R. Rodriguez

Representative: Carlos R. Rodriguez

Location: 610 Dawson Street

Legal Description: Lot 3, Block 17, NCB 569

Total Acreage: 0.191

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Dignowity Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zone "HD" Historic Apartment District. In 1989 it was rezoned to "H R-2" Historic Two-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4 H" Residential Mixed Historic District. The subject property has no improvements.

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-4

Current Land Uses: Vacant, Single Family Residential

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Single Family Residential

Direction: South

Current Base Zoning: I-1

Current Land Uses: Parking Lot, Daisy Charter Service

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Vacant

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 in December 3, 2009. 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, North Mesquite Street

Existing Character: Local, Type A; one lane each direction with sidewalks on both sides.

Proposed Changes: None known

Thoroughfare: Houston Street

Existing Character: Secondary Arterial, Type B; two lanes each direction with sidewalks on both sides.

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 24 and 222, which operate along Houston Street.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;
Maximum Parking Requirement: NA.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 subject property is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Residential Use in the future land use component of the plan. The proposed “R-3” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing base zoning “RM-4” is consistent with the surrounding base zoning district.

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 proposed request does meet the Dignowity Plan’s goals to enhance quality housing within the community.

6. Size of Tract:

The subject property measures 0.191 of an acre tract and is sufficient to accommodate the proposed development.

7. Other Factors:

None.

