



City of San Antonio

Agenda Memorandum

File Number:16-1604

Agenda Item Number: 9.

Agenda Date: 2/16/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015227

(Associated Plan Amendment 15055)

SUMMARY:

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

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for five (5) single-family residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 16, 2016. This case has been expedited to the February 18, 2016 City Council meeting.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Logan Fullmer

Applicant: Logan Fullmer

Representative: Logan Fullmer

Location: 532 Dawson Street and 417 North Mesquite Street

Legal Description: 0.185 acres out of NCB 568

Total Acreage: 0.185

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Office of Historic Preservation, San Antonio Aviation Department

Property Details

Property History:

The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District. Upon adoption of the 1965 Unified Development Code, the property converted to "R-7" Single-Family Residential. Upon adoption of the 2001 Unified Development Code, the "R-7" zoning district converted to the current base zoning of "RM-4" Residential Mixed District.

Topography:

The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North and West

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

Current Land Uses: Single-Family Residences, Two-Family Residences

Direction: South

Current Base Zoning: RM-4 H, I-1 H

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

Direction: East

Current Base Zoning: RM-4 H, I-1 H

Current Land Uses: Single-Family Residences, Parking Lot, Charter Shuttle Services, Vacant Land

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 subject property and surrounding properties are designated as "H" Dignowity Hill Historic District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

Transportation

Thoroughfare: Dawson

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North Mesquite Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route # 24-East Houston stops at East Houston Street between Mesquite Street and North Cherry Street located one block south.

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

Parking Information: The “IDZ” Infill Development Zone waives minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the “RM-4 H AHOD” zoning district.

FISCAL IMPACT:

None.

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 subject property is located within the Dignowity Hill Neighborhood Plan and is designated as “Low Density Residential” in the future land use plan. The proposed request is not consistent with the “Low Density Residential” land use classification. The applicant submitted a plan amendment to change the land use classification to “Low Density Mixed Use.” Staff recommended approval. Planning Commission recommended denial.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current zoning designation is suitable. The proposed zoning request is also suitable and will provide infill development to a vacant lot with additional housing stock. The surrounding area has seen increased infill development in the last 12 months.

4. Health, Safety and Welfare:

Staff has found that the proposed zoning request will not negatively impact the health, safety, and welfare of the neighborhood.

5. Public Policy:

The subject property is located in an area that has seen extensive development for commercial and higher density residential uses. The property’s location is adjacent to an existing Low Density Mixed Use node and its close proximity to a Low Density Mixed Use residential and commercial uses along North Mesquite Street and to the west of the property, makes the request appropriate for the Low Density Mixed Use classification. In addition, the design of the request will allow the proposed single-family residences to be located within two structures on a lot of over 8,000 square feet which will be in conformance to the building scale and area of the surrounding neighborhood residences.

6. Size of Tract:

The subject property totals 0.185 acres in size, which should reasonably accommodate the uses requested.

7. Other Factors:

None.