



City of San Antonio

Agenda Memorandum

File Number:16-2119

Agenda Item Number: Z-11.

Agenda Date: 4/7/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016093

SUMMARY:

Current Zoning: "O-2 H AHOD" High-Rise Office 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: March 1, 2016

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Scott O. Hill and Patricia S. Lynch

Applicant: Scott O. Hill and Patricia S. Lynch

Representative: Jay Loudon

Location: 1833 East Houston Street

Legal Description: South 89.21 Feet of Lot 25 and the West 10 Feet of the South 89.21 Feet of Lot 26, Block 2, NCB 1370 and the North 89.21 Feet of Lot 25 and North 89.21 Feet of the West 10 Feet of Lot 26, Block 2, NCB 1370

Total Acreage: 0.2056

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association
Applicable Agencies: San Antonio Aviation Department, Office of Historic Preservation

Property Details

Property History: The property was within the City of San Antonio boundaries in 1938 and was originally zoned "E" Apartment District. Upon adoption of the 1965 Unified Development Code, the zoning designation converted to "O-1" base zoning district. Upon adoption of the 2001 Unified Development Code, the zoning designation converted to "O-2" base zoning district.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4 H, RM-4 H CD

Current Land Uses: Single-Family Residential, Vacant Land

Direction: South

Current Base Zoning: RM-4 H, C-3 H

Current Land Uses: Single-Family Residential, Vacant Land and Buildings

Direction: East

Current Base Zoning: RM-4 H, C-3 H

Current Land Uses: Single-Family Residential, Vacant Buildings

Direction: West

Current Base Zoning: O-2 H

Current Land Uses: Apartments and Single-Family Residential

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: East Houston Street

Existing Character: Secondary Arterial B

Proposed Changes: None known

Public Transit: VIA bus route # 24 stops at the corner of East Houston Street and North Monumental 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 renovation of the current structure as a single-family residence.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the “O-2” base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Low Density Mixed Use. The proposed “RM-4” 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 to neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “O-2” and the proposed “RM-4” are both suitable for the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed use meets the goal of increasing home ownership, as well as ensuring a well maintained and diverse housing stock.

6. Size of Tract:

The 0.2056 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.