



City of San Antonio

Agenda Memorandum

File Number: 16-3902

Agenda Item Number: Z-9.

Agenda Date: 8/4/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016162

SUMMARY:

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

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with four (4) Single Family Residential Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: CVF LLC, c/o Juan M. Fernandez, Manager

Applicant: Juan Fernandez

Representative: Juan Fernandez

Location: 814 Burnet Street

Legal Description: 0.33 acres out of NCB 549

Total Acreage: 0.33

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was a part of the original City of San Antonio city limits. According to available records, the property was originally zoned "C" Apartment District and was rezoned to "R-2" Two-Family Residence District on December 14, 1989. (Ordinance # 70785) Upon the adoption of the 2001 Unified Development Code, "R-2" base zoning has been converted to "RM-4" Residential Mixed District. The subject property was then rezoned from "RM-4" to "R-6" Single-Family Residential on December 6, 2012 as part of the Dignowity Hill large-area rezoning. (Ordinance #2012-12-05-0953)

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, RM-6

Current Land Uses: Single Family Residences, Duplex, Vacant Lot, Lockwood Park

Direction: East

Current Base Zoning: RM-5, RM-6

Current Land Uses: Duplexes, Single Family Residences

Direction: South

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

Current Land Uses: Single Family Residences, Duplexes, Vacant Lots

Direction: West

Current Base Zoning: R-6, RM-4

Current Land Uses: Single Family Residences, Dignowity Park

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 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: Burnet Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Routes 2 and 222 are located near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements

Parking Information: IDZ zoning waives minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “R-6” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 designated as Low Density Residential. The requested zoning is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request as the request is consistent with the surrounding single-family residential neighborhood. There are several properties within the Dignowity Hill that also carry the “IDZ” zoning designation, as the neighborhood is in transition and the neighborhood supports infill development.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is appropriate for the subject property. However, the property currently sits vacant and is intended for residential uses. The requested “IDZ” zoning will allow for four (4) single-family residential dwellings. The requested zoning and use are compatible with the surrounding properties, as three abutting properties, as well as a property across from the subject property, all have two dwelling units on one lot. The subject property is of adequate square footage to be subdivided into two lots and still meet the minimum lot size for “R-6”, and include a single dwelling unit and accessory dwelling unit on each lot, for a total of four units. Furthermore, the requested “IDZ” zoning meets the minimum lot size of 1,500 square feet per detached single-family uses.

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 request does not appear to conflict with any public policy objective. The requested land use adheres to the Dignowity Hill Neighborhood Plan by increasing homeownership through infill development and housing rehabilitation.

6. Size of Tract:

The subject property is 0.33 acres in size, which accommodates the proposed development for four (4) single-family detached dwelling units.

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.