



City of San Antonio

Agenda Memorandum

File Number:16-5581

Agenda Item Number: 1.

Agenda Date: 11/15/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016254

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 two single family homes

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2016. This case is continued from the October 18, 2016 and the October 4, 2016 hearings.

Case Manager: Erica Greene, Planner

Property Owner: Joseph Scott Turner

Applicant: Joseph Scott Turner

Representative: Joseph Scott Turner

Location: 912 Dawson Street

Legal Description: North 98 feet of Lot 11, Block 2, NCB 1370

Total Acreage: 0.10

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 annexed into the City of San Antonio in 1952 and was previously zoned "B" Residence District. A 1986 case, Ordinance #70785 zoned the subject property as "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed Dignowity Hill Historic District.

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-6

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Residential Single-Family

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 8, 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: Dawson Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #629 within walking distance of the subject property.

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

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District.

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 property is located within the Dignowity Hill Neighborhood Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "IDZ" Infill Development base zoning district with two single family homes is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “RM-4 H” base zoning district is appropriate for the subject property’s location. The requested zoning district of “IDZ” with two single family homes is also appropriate for the subject property’s location.

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 rezoning request does not appear to conflict with land use goals and strategies of the Dignowity Hill Neighborhood Plan to increase homeownership through infill development and housing rehabilitation.

6. Size of Tract:

The subject property totals 0.10 acres in size, which should reasonably accommodate the uses permitted in "IDZ H" Infill Development Zone Dignowity Hill Historic District with two single family homes.

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, lot sizes,

and setbacks.