



City of San Antonio

Agenda Memorandum

File Number:17-2493

Agenda Item Number: 16.

Agenda Date: 4/18/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017111

SUMMARY:

Current Zoning: "R-6 H AHOD" Residential Single-Family 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: April 18, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Christopher Mongeon and Laura Mongeon

Applicant: Christopher Mongeon and Laura Mongeon

Representative: Christopher Mongeon and Laura Mongeon

Location: 1115 Nolan Street

Legal Description: Lot 17 & W 25 ft. of Lot 16; Block 1, NCB 1665

Total Acreage: 0.3719

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1905 and is located within the city limits original 36 square miles as recognized in 1938. The current "R-6 H AHOD" Residential Single- Family Historic District base zoning changed from the original "R-2" Two Family Residential to "RM-4 H" Residential Mixed Historic District upon the adoption of the Unified Development Code (Ordinance 93881, May 3, 2001). It was then converted to the current "R-6 H AHOD" which was established by Ordinance 2012.12.06.0953, dated December 6, 2012.

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: RM-6 & R-6

Current Land Uses: Residential Mixed District, Residential Single Family

Direction: South

Current Base Zoning: R-5

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family Uses and Church

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: Nolan

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #22 and is within walking distance of 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: Dwelling: Four family requires a minimum of 1.5 per unit and a maximum of 2 per unit.

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 property is located within the Dignowity Hill Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested “RM-4” base zoning district is consistent with 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 “R-6” base zoning district is appropriate for the surrounding area. The subject property is bounded by Single-Family Residential homes which include accessory dwelling units.

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 any public policy objective.

6. Size of Tract:

The subject property measures 0.3719 acres which should reasonably accommodate the uses permitted in RM-4

7. Other Factors:

The applicant is encouraged to seek conceptual approval for the 3 unit project from the Historic and Design Review Commission in order to address issues of architectural compatibility.