



City of San Antonio

Agenda Memorandum

File Number:19-3684

Agenda Item Number: Z-4.

Agenda Date: 5/16/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700051

SUMMARY:

Current Zoning: "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "R-2 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 16, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Edelmira Padron

Applicant: Felix Padron

Representative: Felix Padron

Location: 512 Booker Alley

Legal Description: The east 30 feet of the north 86.62 feet of Lot 10, Block 18, NCB 560

Total Acreage: 0.061

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Fort Sam

Property Details

Property History: The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1936 City Limits. The property was originally zoned "D" Apartment District and was rezoned to "R-2" Two Family Residence District by Ordinance 70785, date December 14, 1989. The property subsequently converted to "RM-4" Residential Mixed District following the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was rezoned from "RM-4" to the current "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District by Ordinance 2012-12-06-0953, dated December 6, 2012.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-6" and "RM-6"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"H"

The surrounding properties are located in the Dignowity Hill Historic District, which was adopted 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.

"AHOD"

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.

Transportation

Thoroughfare: Nolan Street

Existing Character: Collector

Proposed Changes: None

Thoroughfare: North Mesquite Street

Existing Character: Local

Proposed Changes: None
Thoroughfare: North Cherry Street
Existing Character: Collector
Proposed Changes: None
Thoroughfare: Dawson Street
Existing Character: Local
Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 22 and 222

Traffic Impact: A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

Parking Information: Minimum parking space requirements for Residential-Single Family use is 1 space per resident

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-4 H AHOD” and would prohibit the owner’s ability to build a residential unit.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is not located within a Regional Center but is located within a Premium Transit Corridor.

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 subject 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 “R-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:
The existing “R-4” Single-Family Residential base zoning is an appropriate zoning district is appropriate for the surrounding area. The proposed “R-2” is suitable to the area and provides the opportunity for additional low density residential options.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Dignowity Hill Neighborhood Plan:

The proposed “R-2” zoning district is a suitable zoning district which supports the Dignowity Hill Neighborhood Plan and low density residential options for the area through:

Goal 8: Increase homeownership through infill development and housing rehabilitation

Goal 9: Well maintained and diverse housing stock

6. Size of Tract:

The subject property is 0.061 acres, which would adequately support residential use.

7. Other Factors:

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.

This property is located within the Dignowity Hill Historic District. Any new construction will require approval from the Historic and Design Review Commission. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Historic and Design Review Commission for this project.