City of San Antonio

Agenda Memorandum

File Number:21-2638

Agenda Item Number: 20.

Agenda Date: 4/20/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2021-10700063

SUMMARY:
Current Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Mixed Residential District

Requested Zoning: "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 16, NCB 521, "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 24, NCB 520, and to "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District within Block 14, NCB 530 and Block 9, NCB 549

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 20, 2021

Case Manager: Juanita Romero, Senior Planner

Property Owner: Multiple Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 1003, 1007, 1011, 1012, 1017, 1021 North Hackberry Street, 502, 504, 506, 508, 509 511 Lamar Street, and 705 North Pine Street.

Legal Description: 0.941 acres out of NCB 6765

Total Acreage: 0.941 acres

Notices Mailed
Owners of Property within 200 feet: 88
Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association
Applicable Agencies: Planning Department

Property Details
Property History: The subject properties were part of the Original 36 square miles of San Antonio and were zoned "D" Apartment District. The property was rezoned from "D" to "R-2" Residence District by Ordinance 70,785 on December 14, 1989. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned "R-2" Residence District converted to "RM-4" Residential Mixed District. The subject properties were rezoned from "RM-4" Residential Mixed District to the current "IDZ" Infill Development Zone District by Ordinance 2012-12-6-0953, dated December 6, 2012.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "R-5", "IDZ", "NC", "RM-4" and "MF-33"
Current Land Uses: Residential, Neighborhood Commercial, Residential Mix and Multi-Family

Direction: East
Current Base Zoning: "RM-4", "RM-6" and "MF-33"
Current Land Uses: Residential Mix, and Multi-family

Direction: West
Current Base Zoning: "R-5", "R-6" and "IDZ"
Current Land Uses: Residential and Infill Development

Direction: South
Current Base Zoning: "R-5" and "IDZ"
Current Land Uses: Residential and Infill Development

Overlay and Special District Information:
"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.

"IDZ"
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 of 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.

Transportation

Thoroughfare: North Pine Street
Existing Character: Collector
Proposed Changes: None Known

Transportation
Thoroughfare: North Hackberry Street
Existing Character: Local
Proposed Changes: None Known

Transportation
Thoroughfare: Lamar Street
Existing Character: Local
Proposed Changes: None Known

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

Traffic Impact:

Parking Information: The minimum parking requirements single-family is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:
Current: The current zoning district designation of "IDZ" allows rezoning requests for residential units. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

Proposed:
The proposed "R-4" Residential Single Family is designed for single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The proposed "R-5" Residential Single-Family is designed for single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

The proposed "R-6" Residential Single-Family is designed to provide areas for medium- to high-density, single -family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed of areas containing single-family dwellings. "R-6" are single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a Regional Center and is within a premium transit corridor.

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 subject property is located within the Dignowity Hill Plan and is currently designated as "Low Density Mixed Use" in the land use component of the plan. The requested "R-4, R-5, and R-6" base zoning districts are 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 zoning is consistent with the established development pattern of the surrounding area. The area is established as residential and is being rezoned for consistency with the use of the property.

3. Suitability as Presently Zoned:
The existing "IDZ" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Mixed Residential District is appropriate for the surrounding area. The proposed "R-4", "R-5" and R-6" are also appropriate and are consistent and compatible with residential uses and densities in the area. The proposed residential districts allow only residential development.

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 request does not appear to conflict with any public policy objective of the Dignowity Hill Plan, which encourages the following:

Goal 1: Establish attractive community facilities and increase usage by neighborhood residents and visitors

Goal 2: Enhance the historic character of the neighborhood

Goal 3: Promote health and wellness and provide opportunities to educate residents about healthy living

6. Size of Tract:
The 0.941-acre site is of sufficient size to accommodate the residential single-family uses.

7. Other Factors:
This request was initiated by a Resolution approved in November 2019, which was the result of a petition received from property owners in District 2. The goal was for their properties that were rezoned to "IDZ" in 2012, be rezoned again to the existing land uses of "R-4", "R-5" and "R-6".