



City of San Antonio

Agenda Memorandum

File Number:15-2802

Agenda Item Number: 8.

Agenda Date: 5/5/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015164

SUMMARY:

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

Requested Zoning: "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Ntando McIntosh

Applicant: Ntando McIntosh

Representative: Ntando McIntosh

Location: 932 Burnet Street

Legal Description: Lot 13, Block G, NCB 1659

Total Acreage: 0.2479

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan-23

Applicable Agencies: Office of Historic Preservation, San Antonio Aviation Department

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “D” Apartment District and was later designated as “R-2” according to city records. In 1983, an area-wide zoning change designated the subject property and the surrounding area as a Historic District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “RM-4”. A 2013 zoning case rezoned the property from “RM-4 H AHOD CD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Four-Family Dwelling to "R-6 H AHOD" Single-Family Residential Dignowity Hill Historic Airport Hazard Overlay District. The subject property is developed with one residential structure measuring 1,577 square-feet. The structure was built in 1930. The applicant proposes adding an additional structure with two dwelling units.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5 H, RM-6 H

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: RM-6 H

Current Land Uses: Vacant, Single-Family Residential

Direction: South

Current Base Zoning: C-1 H

Current Land Uses: Health Care Center

Direction: West

Current Base Zoning: R-6 H

Current Land Uses: Single-Family Residential

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: Burnet Street

Existing Character: Local Street, 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Willow Street

Existing Character: Local Street, 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 22-Hays runs along Hays Street one block to the north 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 - 3 Family, cluster parking allowed: Minimum requirement: 1.5 spaces per unit. Maximum allowance: 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the “R-6” 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 Neighborhood Plan and is also within the Dignowity Hill Historic District. The proposed “RM-5” is consistent with the “Low Density Residential” future land use plan.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district and the proposed “RM-5” is suitable and compatible with the surrounding zoning land 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.

6. Size of Tract:

The subject property measures 0.2479 acres in size and is sufficient to accommodate the proposed zoning request.

7. Other Factors:

None.