



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2024-10700269

SUMMARY:

Current Zoning: R-5 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for four (4) Residential Single-Family Homes per Lot

Requested Zoning: "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and a Duplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025. This case is continued from the March 4, 2025 hearing.

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Dana Ericsson and David Ericsson

Applicant: Dana Ericsson

Representative: Dana Ericsson

Location: 914 North Pine Street

Legal Description: Lot 5, Block A, NCB 1653

Total Acreage: 0.1955 acres

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

City-wide Community Organizations: Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

Applicable Agencies: Fort Sam Houston, Waste Management, Office of Historic Preservation

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned "D" Apartment District. The property was rezoned by Ordinance 70785, dated December 14, 1989, to "R-2" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, "R-2" Single Family Residence District converted to "RM-4" Residential Mixed District. The property was rezoned by Ordinance 2012-12-06-0953, dated December 6, 2012, to "R5" Residential Single-Family District. The property was rezoned by Ordinance 2017-12-07-0952, dated December 7, 2017, to the current "R-5 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units.

Code & Permitting Details:

Residential Building Permit Application (RES-RBP-APP21-35501942) April 2021

Minor Site Plan Amendment (ZONING-ZV-2021-13300508) September 2021

Short Term Rental (STR) Permit (STR-23-13500990) October 2023

Short Term Rental (STR) Permit (STR-23-13400968) June 2023

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-5 CD" for 4 Single Family Homes per Lot, "R-5", "RM-6"

Current Land Uses: Single Family Dwellings, Duplex

Direction: East

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

Current Land Uses: Single Family Dwellings

Direction: South

Current Base Zoning: "R-5", "RM-5", "IDZ" for Single-Family/Live/Work uses in NC District

Current Land Uses: Single Family Dwellings, Offices

Direction: West

Current Base Zoning: "IDZ" for Single-Family/Live/Work uses in NC District, "R-5"

Current Land Uses: Single Family Dwellings

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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 Dignowity Hill Historic District, is an overlay district which was adopted in 1983. This district does not regulate use of the property but does 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.

Special District Information:

None

Transportation

Thoroughfare: North Pine Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Hays Street

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Willow Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 22, 222, 24

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Duplex is 1 space per unit. The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-5 CD" Residential Single-Family District permits a 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 "CD" Conditional Use is for four (4) dwelling units per lot.

Proposed Zoning: "IDZ-1" Limited Intensity Infill Development Zone allows rezoning requests up to 18 units per acre and uses permitted in "C-1" and "O-1". 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.

The "IDZ-1" is for uses permitted in "NC" Neighborhood District and a Duplex.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN: Subject property is not located within a Regional Center but is within ½ a mile from the Commerce-Houston Metro Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Eastside Community Area Plan, adopted in 2024, and is currently designated as "Urban Low Density Residential" in the future land use component of the plan. The requested "IDZ-1" base zoning district is consistent with the future land use designation.
- 2. Adverse Impacts on Neighboring Lands:** Staff does not find 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. Surrounding properties are zoned "IDZ" Infill Development Zone for Single-Family/Live/Work uses in NC District, "R-5" Residential Single-Family District, and "RM-6" Residential Mixed District.
- 3. Suitability as Presently Zoned:** The existing "R-5 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units per lot is an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" Limited Intensity Infill Development Zone with uses permitted in "NC" Neighborhood Commercial and a Duplex is also appropriate. The request to rezone is to permit office uses, small retail space, and continuous use of the existing duplex on the property. The subject property is situated within a mix of commercial and residential developments, making the proposed uses consistent with the existing community. Additionally, all structures to be utilized for the development are existing and can accommodate the requested uses. The applicant will also have to adhere to the prescribed site plan and any deviation from the approved document could potentially warrant additional council consideration.

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 objectives. Relevant Goals and Policies of the Eastside Community Area Plan may include:
 - Goal 1: Community Stability and Inclusion
 - Goal 2: Employment and Opportunity
 - Goal 4: Gathering Places
6. **Size of Tract:** The 0.1955-acre site is of sufficient size to accommodate the proposed commercial and residential development.
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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. The proposed rezoning would allow a duplex.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.

This property is located within the Dignowity Hill Historic District. Any future exterior modifications or new construction will require written approval from the Office of Historic Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.

The City may be able to provide waste collection services to new residential IDZ developments that have sufficient vehicle access to allow large Automated Side Load trucks (ASLs) to safely collect waste bins from the curb. Access requirements can be found in the Solid Waste City Ordinance Chapter (Sec. 14-10, Sec. 14-25 and Sec. 14-26) and IB-576. Once a development is completed, the owner, manager, HOA, or property management may call the Solid Waste Management Department at 210-207-6428 to request an assessment to determine eligibility. If the development is not eligible for City waste services, it is recommended the developer be prepared to procure was and/or dumpster services from a private waste hauling business.