



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2025-10700081

SUMMARY:

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

Requested Zoning: “R-4 H AHOD” Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Wanda I. Feliciano

Applicant: Wanda I. Feliciano

Representative: Wanda I. Feliciano

Location: 116 Gorman Street

Legal Description: Lot 5, Block M, NCB 2871

Total Acreage: 0.1910 acres

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Fort Sam Houston, Office of Historic Preservation

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. The property was rezoned by Ordinance 70785, dated December 14, 1989, to "R-2" Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "R-2" Two-Family Residence District converted to "RM-4" Residential Mixed District. The subject property was rezoned by Ordinance 2012-12-06-0953, dated December 6, 2012, to the current "R-6" Residential Single-Family District.

Code & Permitting Details:

There is no code enforcement of permitting history for the subject property.

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"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "RM-4," "RM-4 CD"

Current Land Uses: Single-Family Dwellings, Multi-Family Dwellings

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: West

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

Current Land Uses: Single-Family Dwellings, Multi-Family Dwellings

Overlay District Information:

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.

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.

Special District Information:

N/A

Transportation

Thoroughfare: Gorman Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Dawson Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Willow Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: North Pine 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, 24, 222.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for one dwelling unit is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family Districts permit single-family dwelling (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.

Proposed Zoning: “R-4” Residential Single-Family Districts permit 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.

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 and is within ½ a mile from the New Braunfels Avenue and Commerce-Houston Premium Transit Corridors.

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 June 2024, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-4” 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 “R-5” Single-Family Residential District, “R-6” Residential Single-Family District, “RM-4” Residential Mixed District, and “RM-6” Residential Mixed District.
- 3. Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is also appropriate. The subject property is located within proximity to existing residential base zoning districts with higher densities and the request would not alter the established residential character of the neighborhood. The proposed zoning is also consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing population at all income levels.
- 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. Relevant Goals and Policies of the Eastern Triangle Community Plan may include:
 - **Housing Recommendation #1:** Support diverse infill housing and reinvestment in existing dwellings that reflect historic pedestrian-oriented development patterns.

- **Housing Recommendation #2:** Empower existing residents to share in the Eastside Community Area's increasing prosperity.
 - **Land Use Recommendation #2:** Preserve and revitalize older building stock and traditional uses and development patterns.
6. **Size of Tract:** The 0.1910-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The change of zoning request is to allow the property owner to eventually subdivide the property.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Additionally, this property is located within the Dignowity Hill Historic District. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition for the rear accessory structure nor new construction at this address has been reviewed by the Office of Historic Preservation or the Historic and Design Review Commission (HDRC).

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. The Military has indicated that there are no objections to this request.