



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: x

Requested Zoning:

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 6, 2025.
Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed
Owners of Property within 200 feet: x

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: x

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: x

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Overlay District Information:

The _____ Historic District, is an overlay district which was adopted in _____. 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:

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:

x

ALTERNATIVES:

Current Zoning: 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: 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.

FISCAL IMPACT:

x

**PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM
TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW
COMPREHENSIVE PLAN:**

x

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:** x
2. **Adverse Impacts on Neighboring Lands:** x
3. **Suitability as Presently Zoned:** x
4. **Health, Safety and Welfare:** x
5. **Public Policy:** x 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:** x
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.