

DENSITY WITHIN THE HISTORIC DISTRICT

The Dignowity Hill Neighborhood Association (DHNA) Board, based on the recommendations of the Architectural Review Committee (ARC), convey the following regarding the Dignowity Hill Historic District (DHHD) and the topic of building density in our historic district. In general:

- We acknowledge that the DHHD was established on the premise that this “was San Antonio’s first exclusive residential suburb and was home to prominent San Antonio merchants and business owners who constructed large estates”, and its historic exclusivity was based on a number of amenities including the “the size of the lots”, hence, its historic character. The Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan (DHNP/ERP) further guide us to preserve and promote the historic character of DHHD.
- We acknowledge that the current zoning within the DHHD is predominantly R uses with less frequent RM, C, I and very infrequent MF uses. We acknowledge that future land uses as depicted in the DHNP/ERP can best preserve and promote the historic character of DHHD.
- We also acknowledge and encourage redevelopment within the boundaries of the DHHD. Currently, the built density on single-family properties with dwelling improvements ranges from approximately 3.9 units per acre to approximately 8.8 units per acre. DHNA recognizes that increased density will most likely be required as the neighborhood redevelops, however, we are requesting a zoning and dwelling unit combination limit to not exceed 16 units per acre. This is especially imperative on lots adjacent to historic structures where minimal setbacks, additional driveway access and areas for other infrastructure (ie utilities, solid waste bins) risk creating overbuilt conditions and non-compatible spatial characteristics in the historical district;

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