



City of San Antonio

Legislation Details (With Text)

File #: 18-2438
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/20/2018
Title: ZONING CASE # Z2017261 (Council District 2): A request for a change in zoning from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to 15 Single-Family Units and live work units on 0.632 acres out of NCB 1372, located at 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2017261

SUMMARY:
Current Zoning: "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to 15 Single-Family Units and live work units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 20, 2018. This case was postponed December 19, 2017.

Case Manager: Erica Greene, Sr. Planner

Property Owner: Christopher Shannon O'Malley

Applicant: Christopher Shannon O'Malley

Representative: Jose Villagomez

Location: 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley

Legal Description: 0.632 acres out of NCB 1372

Total Acreage: 0.632

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1945 and was previously zoned "D" Apartment District. A 1988 case, Ordinance #70785 zoned the subject properties as "R-2" Two Family Residence District and "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed-Use District and "C-2" Commercial District.

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: C-3NA S

Current Land Uses: Distribution Company

Direction: West

Current Base Zoning: C-3, RM-4

Current Land Uses: Motorcycle Club House

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Residential Lot

Direction: East

Current Base Zoning: C-2

Current Land Uses: Parking Lot

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 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: East Houston Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: North Monumental Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Florence Alley

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #4 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning district. The current zoning of “C-2” Commercial District allows community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods is permitted except for outdoor dining. And the current zoning of RM-4 allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, as well as, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within a half mile of a Premium Transit Corridor.

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 currently designated as “Low Density Residential” and “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning change for “IDZ” to allow for 15 residential units blends in with the surrounding vacant residentially mixed properties and commercial businesses of the area.

3. Suitability as Presently Zoned:

The current “C-2” and “RM-4” base zoning district are appropriate for the subject property. The requested “IDZ” zoning to allow for up to 15 residential units and live work units is also appropriate for the area. The surrounding properties are a combination of vacant residential mixed use lots and commercial businesses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include several vacant residential single-family and commercial business properties. The requested zoning change to allow for 15 residential units and live work units will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the Dignowity Hill Neighborhood Plan to coordinate and integrate development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walkable and secure.

6. Size of Tract:

The subject property totals 0.632 acres in size, which should reasonably accommodate the uses permitted in “IDZ” Infill Development Zone District.

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Additionally, the applicant’s request meets IDZ criteria for Master Plan’s Neighborhood Policy - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.