City of San Antonio

Legislation Details (With Text)

File #:	21-4253
Type:	Zoning Case
	In control: City Council A Session
On agenda:	6/17/2021
Title:	ZONING CASE Z-2021-10700077 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "O-1" Office District and for a Carpentry Shop on Lot 5 and Lot 6, Block 9, NCB 582, located at 232 North Mesquite Street. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan, 3. Ground Floor Comparison Form, 4. Zoning Minutes, 5. Draft Ordinance, 6. Ordinance 2021-06-17-0495

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2021-10700077

SUMMARY:
Current Zoning: "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "O-1" Office District and for a Carpentry Shop

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 18, 2021

Case Manager: Justin Malone, Planner

Property Owner: Michael Long

Applicant: Cotton Estes

Representative: Cotton Estes

Location: 232 North Mesquite Street

Legal Description: Lot 5 and Lot 6, Block 9, NCB 582

Total Acreage: 0.4161

Notices Mailed
Owners of Property within 200 feet: 23
Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association
Applicable Agencies: Office of Historic Preservation

Property Details
Property History: The subject property is located within the original 36 miles of the city of San Antonio and was originally zoned "K" Commercial District. The subject property was rezoned by Ordinance 79329, dated December 16, 1993 to "B-3" Business District. Under the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the portion of the property zoned "B-3" Business District converted to "C-3" General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "I-1"
Current Land Uses: Bus Charter Company

Direction: East
Current Base Zoning: "RM-4"
Current Land Uses: Single-Family Residential

Direction: South
Current Base Zoning: "RM-4"
Current Land Uses: Vacant Land

Direction: West
Current Base Zoning: "RM-4"
Current Land Uses: Vacant Land, Church

Overlay and Special District Information:
"H"
The surrounding properties are located in the Dignowity Hill Historic District, which was adopted in the 1840's. 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.

"AHOD"
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.

Transportation
Thoroughfare: North Mesquite Street
Existing Character: Local
Proposed Changes: None known

Thoroughfare: East Crockett Street
Existing Character: Local

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 24, 25, 222, 225

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking requirement for "IDZ-1" is waived.

ISSUE:
None.

ALTERNATIVES:
Current: The current zoning district designation of "C-3" are intended to provide for more intensive commercial uses than those located within the "NC", "C-1", or "C-2" zoning districts. "C-3" uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses include bar/tavern, auto repair, hotel, or home improvement center. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed: The proposed zoning district designation of "IDZ-1" Limited Density 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.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a Regional Center but is within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval.

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

1. Consistency:
The subject property is located within the Dignowity Hill Neighborhood Plan and is currently designated as "Low Density Mixed Use" in the land use component of the plan. The requested "IDZ-1" base zoning district

is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has not found 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.

3. Suitability as Presently Zoned:
The existing "C-3" General Commercial zoning district is appropriate for the surrounding area. The proposed "IDZ-1" is also appropriate and is a downzone from the existing "C-3." Although a professional office would be allowed in "C-3" the proposed Cabinet/Carpentry use would require Specific Use Authorization, thus the applicant is utilizing "TDZ-1" to call out the needed uses, downzone the property, address any setback requirements, and provide a site specific plan. The proposed zoning change is requested to allow for the adaptive reuse of an existing vacant building which is appropriate for infill development.

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 objective of the Arena Dignowity Hill Neighborhood Plan, which encourages the following:

Community Facilities and Public Health-
Maintain and enhance the neighborhood parks, community centers, and cultural events that promote healthy lifestyles and highlight the historic character of the Dignowity Hill neighborhood

- Goal 1: Establish attractive community facilities and increase usage by neighborhood residents and visitors.
- Goal 2: Enhance the historic character of the neighborhood.

Housing and Economic Development-
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.

- Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy.

6. Size of Tract:
The 0.4161-acre site is of sufficient size to accommodate the proposed use of professional office and carpentry shop.

7. Other Factors:
This property is located within the Dignowity Hill Historic District. Any exterior modifications require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. On May 5, 2021, the Historic and Design Review Commission approved the request for exterior modifications with staff stipulations.
The applicant is requesting to rezone from "C-3" to "IDZ-1", to allow a for the reuse of a vacant building for a professional office and carpentry shop, as per the submitted site plan.