



City of San Antonio

Legislation Details (With Text)

File #: 21-4533

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/6/2021

Title: ZONING CASE Z-2021-10700125 S (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for two (2) dwelling units on Lot 1, Block 1, NCB 604, located at 206 South Mesquite Street. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 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 Z2020-10700125 S

SUMMARY:

Current Zoning: "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District

Requested Zoning: "AE-2 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Mario Manzano

Applicant: Mario Manzano

Representative: Mario Manzano

Location: 206 South Mesquite Street

Legal Description: Lot 1, Block 1, NCB 604

Total Acreage: 0.1134 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Alamodome Gardens Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was a part of the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. The property was rezoned to "R-2" Two Family Residence District by Ordinance 79329, dated December 16, 1993. The previous "R-2" Two Family Residence District converted to "RM-4" Residential Mixed District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned to "RM-4" Residential Mixed District to the current "AE-2" Arts and Entertainment District by Ordinance 2008-12-04-1128, dated December 4, 2008.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "AE-1 S"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "AE-2"

Current Land Uses: Duplex, single-family dwellings

Direction: South

Current Base Zoning: "AE-2"

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: "AE-2" and "AE-2 S"

Current Land Uses: Single-family dwellings, vacant lot

Overlay and Special District Information:

"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: South Mesquite Street

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 25, 28, 225, 230

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

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

ISSUE: None.

ALTERNATIVES:

Current: The current “AE-2” Arts and Entertainment District provides areas to encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

Proposed: The proposed “AE-2” Arts and Entertainment District provides areas to encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

The proposed “S” would allow for the use of two (2) residential dwelling units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property near the Downtown regional center and is not in 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 subject property is located within the Downtown Neighborhood Plan and is currently designated as “Residential.” The requested “AE-2 S” 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 surrounding neighborhood is largely residential, with single-family and duplex residential uses; the proposed zoning would be in keeping with this use.

3. Suitability as Presently Zoned:

The current and proposed “AE-2” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “AE-2 S” maintains the base zoning district. The proposed “S” Specific Use Authorization would allow for two (2) dwelling units and will be in keeping with the residential character of the surrounding area, while providing additional housing.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Downtown Neighborhood Plan:

Goal 6- Create urban neighborhoods and increase the number of residents living downtown. Encourage affordable housing for a wider range of people and create new housing incentives.

Goal 3- Geographically balance businesses, entertainment, community facilities, arts, culture and residential projects to enhance downtown's urban character. Create design standards and a model downtown neighborhood.

6. Size of Tract:

The subject property is 0.1134 acres, which could reasonably accommodate two dwelling units.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.