



City of San Antonio

Agenda Memorandum

File Number:16-4790

Agenda Item Number: 17.

Agenda Date: 9/20/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016238

SUMMARY:

Current Zoning: "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 in "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Jean Luc Mette and Lindsey Mette

Applicant: Jean Luc Mette and Lindsey Mette

Representative: Jean Luc Mette and Lindsey Mette

Location: 1506 E. Houston Street

Legal Description: W 38.34 feet of Lot 2, Block 15A, NCB 576

Total Acreage: 0.0833

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "J" Commercial District. In 1989 the subject property was rezoned to "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The subject property is currently developed with an approximate 1,242 square foot single-family structure built in 1930. It is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, C-2

Current Land Uses: Auto Shop, Café, Bus Company, Parking

Direction: East, South, West

Current Base Zoning: RM-4

Current Land Uses: Residential Single Family, Residential Single Family, Vacant

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.

Transportation

Thoroughfare: East Houston Street

Existing Character: Secondary Arterial, Type B

Proposed Changes: None known

Thoroughfare: North Mesquite Street, Glorietta Street

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is route 24 and 222 which operate along East Houston Street.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: "IDZ" Infill Development Zone waives minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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 Mixed Use in the future land use component of the plan. The proposed base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “RM-4” base zoning district is not suitable as presently zoned. Although the intersection of North Mesquite Street and East Houston node has some remaining “RM-4” zoning districts, the area fronting East Houston has transitioned over years with more intense uses leaving a majority of the “RM-4” properties vacant.

4. Health, Safety and Welfare:

Staff has found no 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.

6. Size of Tract:

The subject property measures 0.0833 acres and is sufficient for a limited development with IDZ parking waiver if approved.

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.