



City of San Antonio

Agenda Memorandum

File Number:15-1329

Agenda Item Number: Z-6.

Agenda Date: 3/5/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015055

SUMMARY:

Current Zoning: "C-1 H AHOD" Light Commercial 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-2P" Commercial Pedestrian District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 20, 2015

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Wendell L. Miller

Applicant: Wendell L. Miller

Representative: Wendell L. Miller

Location: 309 North Hackberry Street and 527 Center Street

Legal Description: Lots 16-17, Block 8, NCB 583

Total Acreage: 0.2583

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan-23

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned under the 1938 ordinance. In a 1989 large area case, the subject property was rezoned to “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to its current designation. The subject property was platted into its current configuration in 1920 (volume 368, page 291 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with residential structures, measuring 1,759 square-feet. The structures were built in 1900.

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: “IDZ” and “RM-4”

Current Land Uses: Parking lot, vacant, single-family residential and vacant

Direction: South

Current Base Zoning: “C-2” and “RM-4”

Current Land Uses: Church, parking lot and professional office

Direction: East

Current Base Zoning: “C-3” and “RM-4”

Current Land Uses: Mortuary, vacant, professional office, single-family residential and parking lot

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: Single-family residential

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: North Hackberry Street

Existing Character: Secondary Arterial Type B 70’-86’

Proposed Changes: None known

Thoroughfare: Center Street

Existing Character: Local; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 25 and 225 operate along East Commerce Street, south of the subject property.

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

Parking Information: Professional Office- Minimum: 1 per 300 square feet Gross Floor Area (GFA),

maximum: 1 per 140 square feet Gross Floor Area (GFA). Infill Development Zone waives off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the low intense commercial zoning; the subject property would not be able to be developed commercial purposes.

FISCAL IMPACT:

None. The applicant was granted an ICRIP waiver all required zoning application fees have been paid.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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" base zoning district is consistent with the adopted 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:

Both the existing and requested zoning are appropriate for the 0.2583 acre site. Although, the current "C-1" zoning district would be appropriate for the subject property, the surrounding properties have been developed for a mixture of uses. The requested "IDZ" zoning district with uses permitted in "C-2P" Commercial Pedestrian District would be consistent with the existing development established in the neighborhood.

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 0.2583 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.