



City of San Antonio

Agenda Memorandum

Agenda Date: November 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2023-10700269

SUMMARY:

Current Zoning: "C-2 H MLOD-3 MLR-2 AHOD" Commercial Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "RM-4 H MLOD-3 MLR-2 AHOD" Residential Mixed Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Chapawu Properties c/o Richard Gonzalez

Applicant: Chapawu Properties c/o Richard Gonzalez

Representative: Alejandro Cruz

Location: 1914 East Houston Street

Legal Description: Lot 12, Block 4, NCB 1372

Total Acreage: 0.1644

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Dignowity Hill

Applicable Agencies: Martindale, Office of Historic Preservation

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio. The property was rezoned by Ordinance 70785, dated December 14, 1989 from Historic "H" Local Retail District to Historic "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Historic "B-2" Business District was converted to the current Historic "C-2" Commercial District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Church and Family Center

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "C-1"

Current Land Uses: Church

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant Lot

Overlay District Information:

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District does not restrict permitted uses but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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 Dignowity Hill Historic District, is an overlay district which was adopted in 1983. This district does not regulate use of the property but does 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.

Special District Information:

None.

Transportation

Thoroughfare: East Houston Street

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Florence Alley

Existing Character: None

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 24, 222

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Dwelling Four (4) Family Cluster is 1.5 per unit. Four (4) dwelling units would require six (6) parking spaces.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates 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 shall be permitted except for outdoor dining.

Proposed Zoning: "RM-4" Residential Mixed District 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, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within ½ a mile from Downtown Regional Center and within ½ a mile from the Commerce – Houston 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 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 future land use component of the plan. The requested “RM-4” base zoning district 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 proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed District is also an appropriate zoning for the property and surrounding area. The property is adjacent to properties zoned “C-2” Commercial District, “R-6” Residential Single-Family District, and “RM-4” Residential Mixed District. Although properties are zoned “C-2” Commercial District, the use is currently residential which is more compatible with the requested “RM-4” Residential Mixed District. The rezoning request will also meet the goals of the Strategic Housing Implementation Plan for diverse housing options for the city’s growing housing needs.
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.
6. **Size of Tract:** The 0.1644-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of

Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

For lots that are zoned "RM-4" Residential Mixed District and a 1/3 of an acre or under all proposed units must be in a single structure.