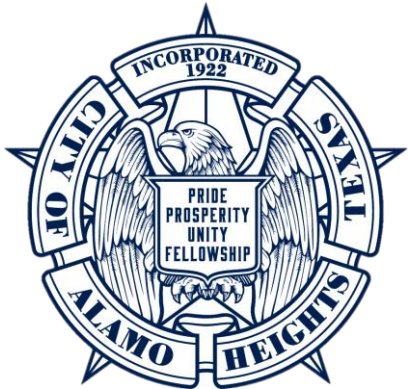


P&Z CASE NO. 415
111, 119, 131 KATHERINE CT
REZONE

SEPTEMBER 07, 2021



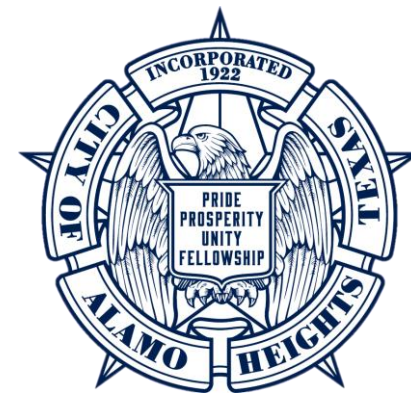
COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



SUMMARY

- The applicant is seeking to rezone a portion of property currently known as 111, 119, & 131 Katherine Ct from B-1 (Business District) to MF-D (Multi-family District) in order for the entire property to have the same zoning designation.

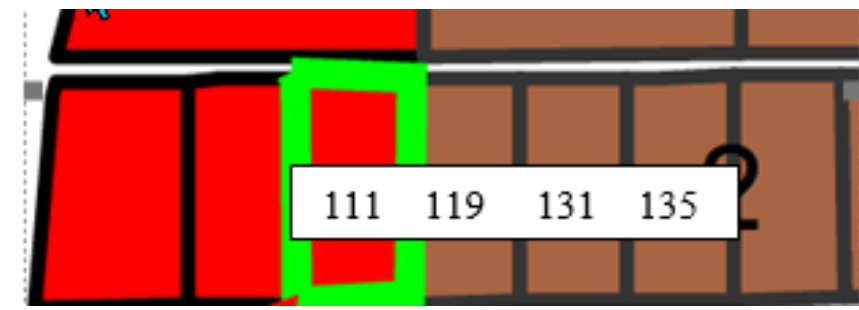
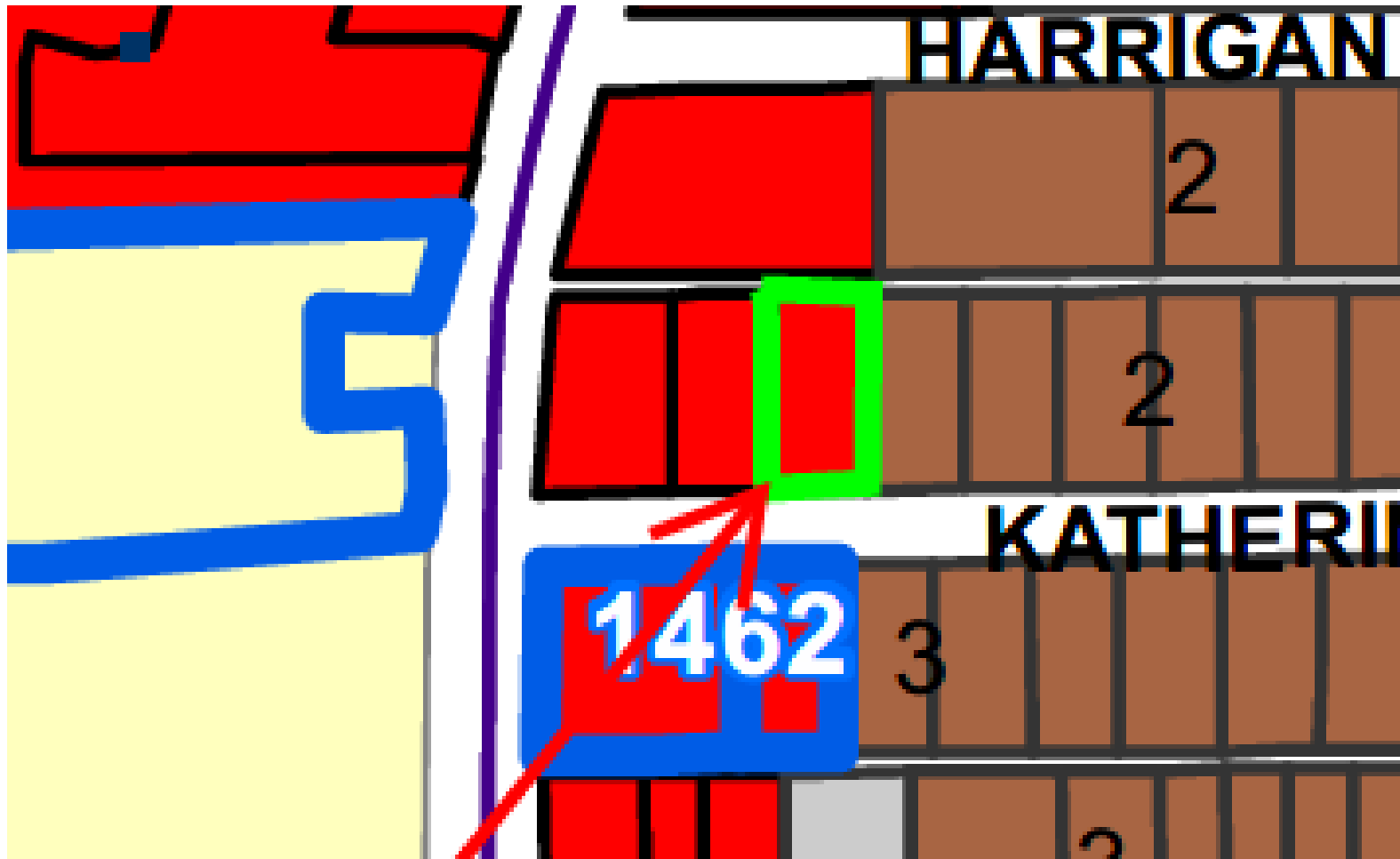


BACKGROUND

- The property is located on the north side of Katherine Ct between Broadway and N New Braunfels. The property consists of several lots and has two (2) different zoning designations.



PROPERTY





POLICY ANALYSIS

- The proposed zoning change from MF-D (Multi-family District) would be more restrictive than the current B-1 (Business District) zoning designation and would still be in keeping with surrounding properties.



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)

P&Z CASE NO. 416
111, 119, 131, & 135 KATHERINE CT
REPLAT

SEPTEMBER 07, 2021



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

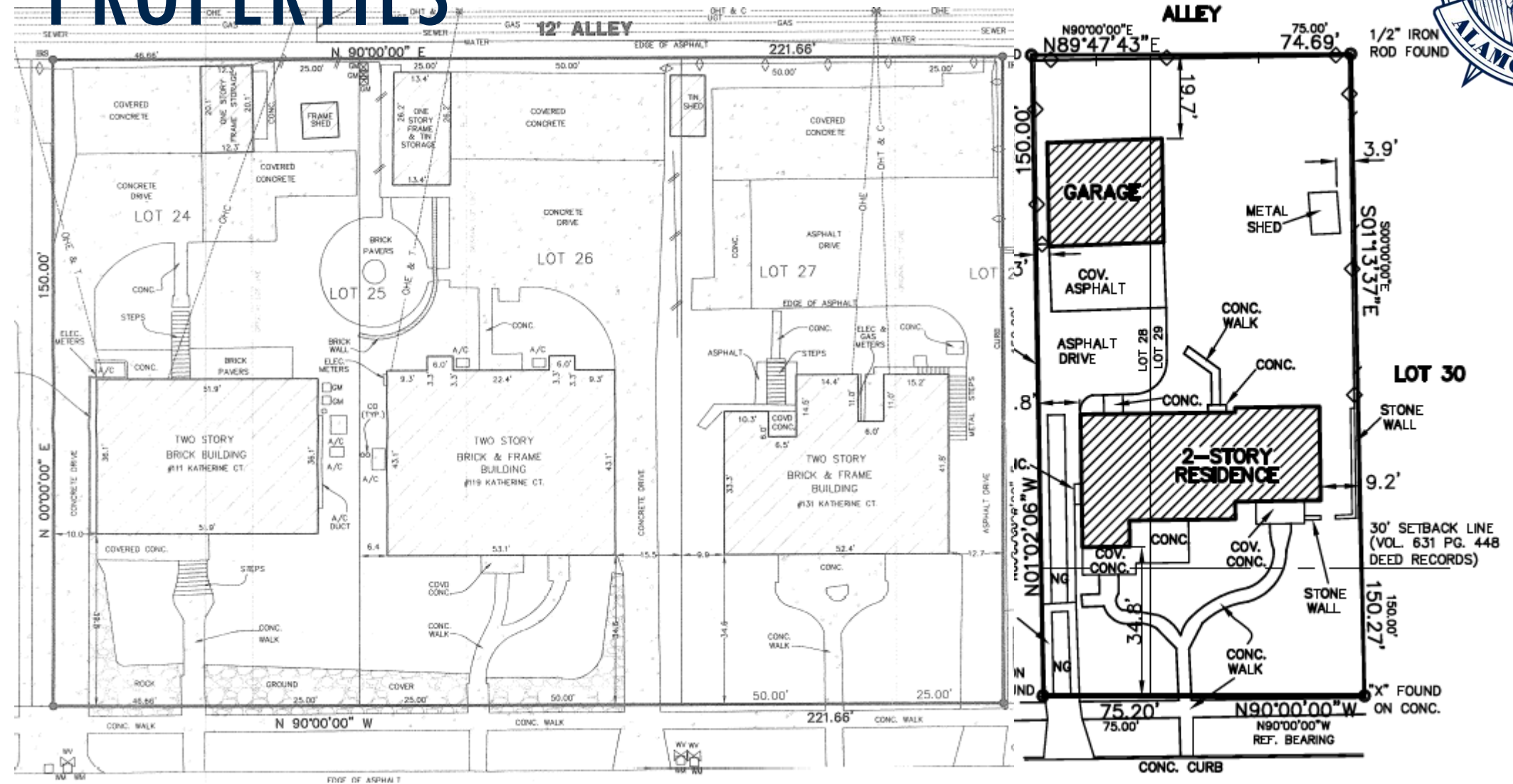
SUMMARY



- The applicant is seeking to replat the existing lots into one (1) new lot for future development.

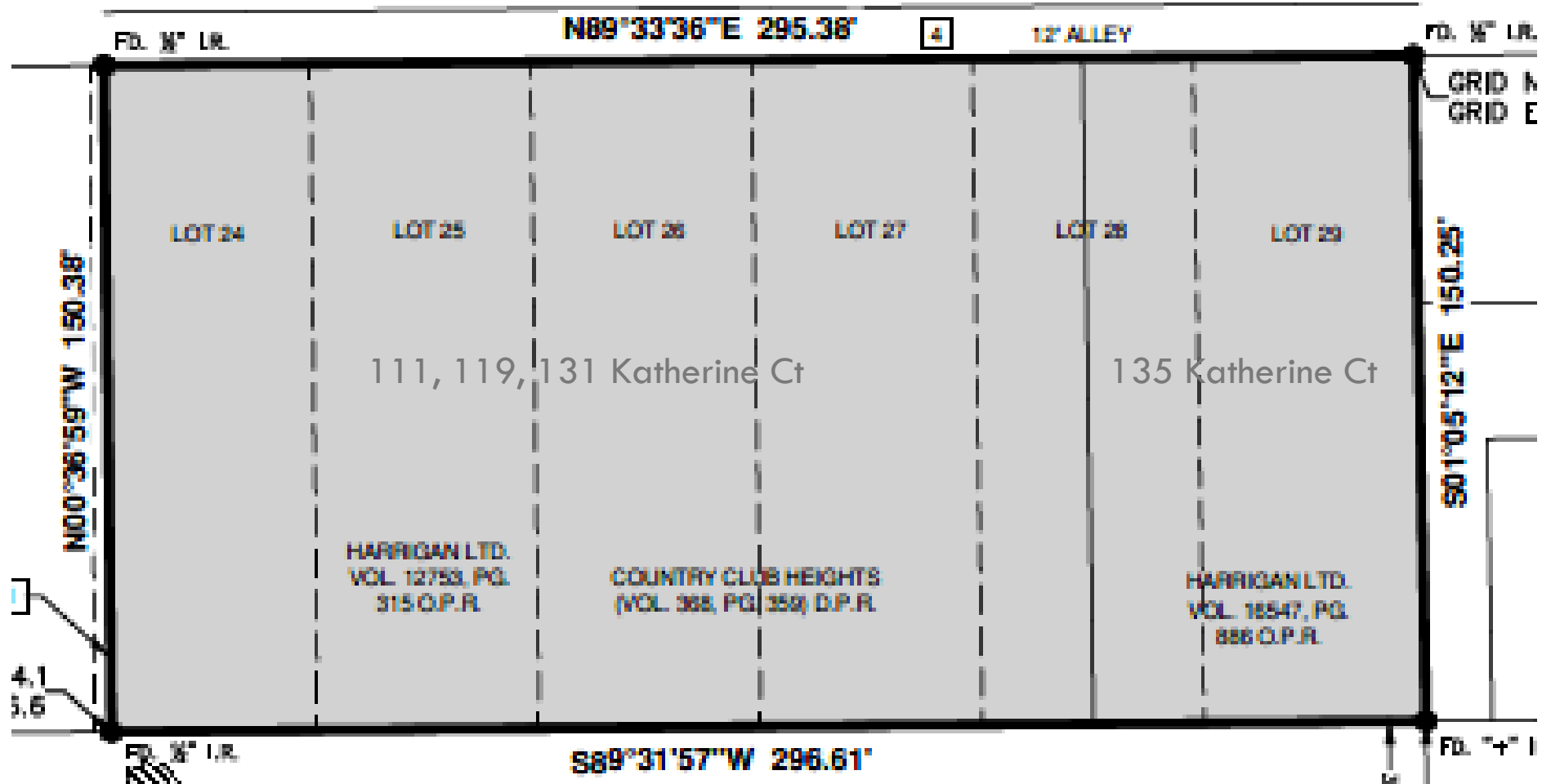


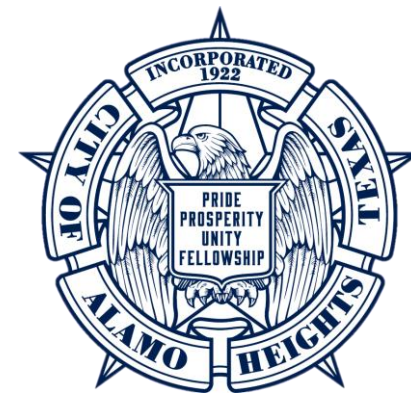
PROPERTIES



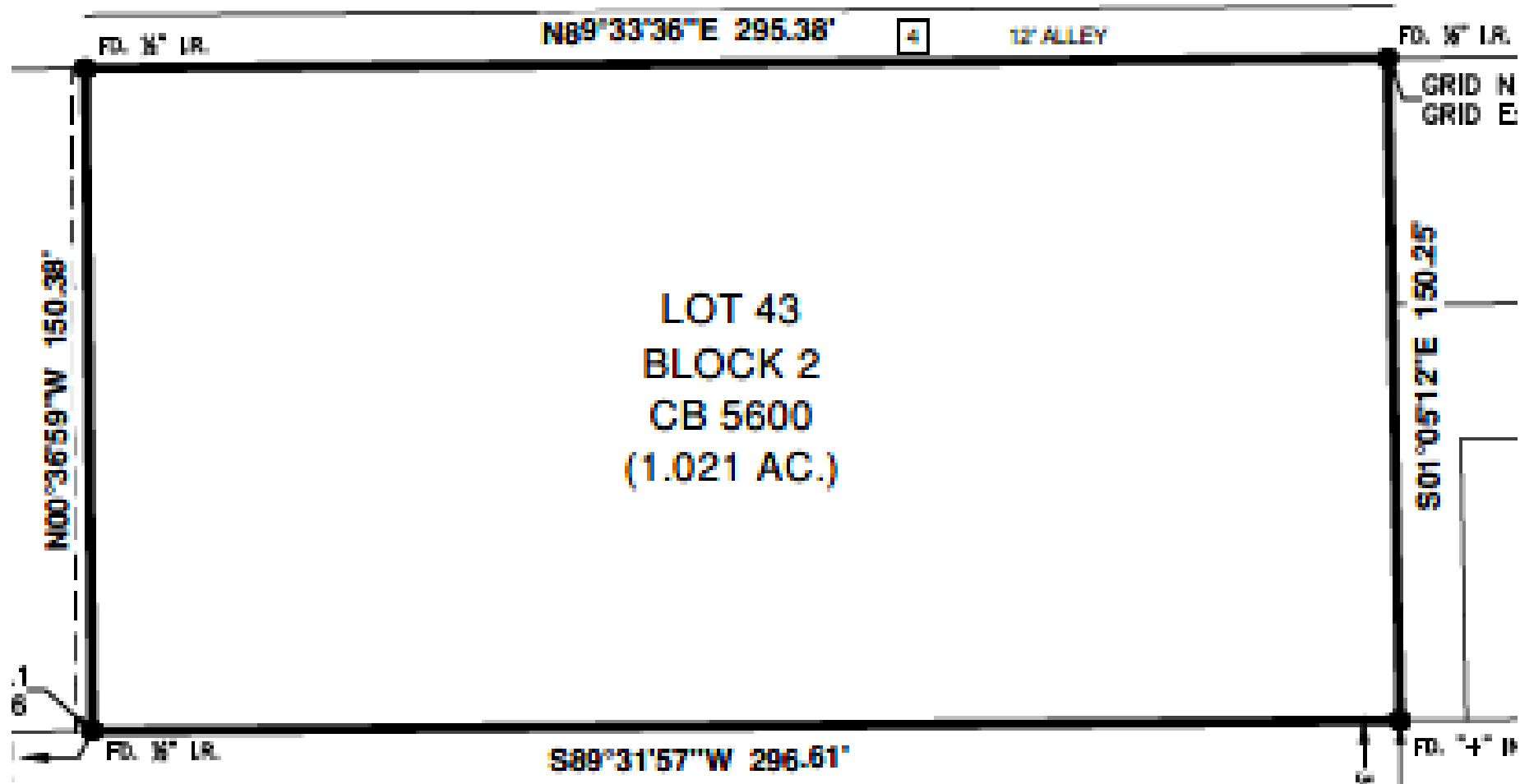


EXISTING CONDITIONS





PROPOSED CONDITIONS





POLICY ANALYSIS

- The proposed replat meets all technical requirements listed in Chapter 3 Zoning and Chapter 17 Subdivision Code of the City's Code of Ordinances.
- CPS, SAWS, and Public Works have given approval of the proposed replat regarding potential impact on utilities.
- Demolition of existing structures to be considered at Architectural Review Board of September 21, 2021

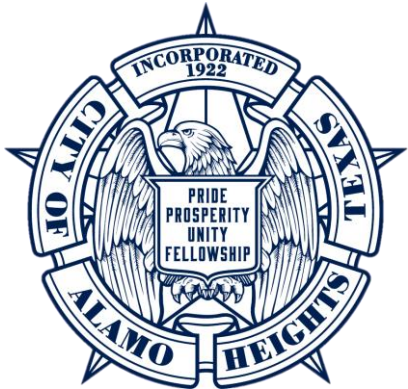


PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)

P&Z CASE NO. 414 RESIDENTIAL DESIGN STANDARDS (RDS) AMENDMENTS

SEPTEMBER 07, 2021



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



SUMMARY

- Staff was directed by City Council to review the current RDS for SF-A and SF-B zoning districts and identify regulations that hinder applicants during the plan review phase of permitting.



BACKGROUND

- August 2, 2021– Commission considers proposed amendments to current zoning regulations as recommended by the RDS Committee.
- Commission votes to table the case for September 7, 2021 to review revisions as recommended.

SIDE YARD SETBACK & ARTICULATION

- Section 3-15 Side Yard Setbacks and Side Articulation:
 - “No building, structure or use shall here after so as to have a smaller side yard on each side of a building, **as measured from the edge of the foundation (to include masonry lug)** than hereinafter specified...”
 - “Main structure articulation: The maximum exterior side wall plane width **of a structure located on a corner lot** without a minimum of a two(2) foot by ten(10) foot offset is thirty(30) feet or a combination of one(1) of the following architectural or utilitarian features every thirty(30) to break up the monotony of the **street-facing** façade:...”
 - 7. **Pilasters Recessed windows (Shall be inset a minimum of three (3) inches)**

SPECIAL REGULATIONS

- Section 3-82(3)(a) Special side yard regulations
 - *“Every part of a required side yard for main structures shall be open and unobstructed except...and other architectural features projecting not to exceed four (4) feet into the required side yard but not less than ~~four (4)~~ **five (5) feet from the property line.**”*

BUILDING HEIGHT

- Section 3-2 Definitions:
 - “...**a structure’s** height is defined as the measurement from the average of the highest and lowest existing ground elevation points around **each** structure’s entire foundation.”
 - “...**a structure’s** height is defined as the measurement from and along the existing continuous grade with no wall exceeding the permitted height at any point within the lot.”
- Section 3-19 Height:
 - “No building or structure shall be erected...to exceed the maximum heights **measured from average grade for a lot that slopes less than 10% or from actual grade for a lot that slopes 10% or more, not finished floor,...**”

BUILDING HEIGHT (CONTINUED)

- Section 3-19(2)(a)(4) Height looming standard for a main structure:
 - **“(4) The height looming standard shall not apply to a main structure when sharing a common boundary with, or next to, public rights-of-way.”**
- Section 3-19(5)(a) Height looming standard for an accessory structure:
 - “Except for the first ~~ten(10)~~ **eleven(11)** feet of wall plate, the maximum side and rear wall plates of an accessory structure shall not exceed twice the width of the side setback in height **measured from average grade for a lot that slopes less than 10% or actual grade for a lot that slopes 10% or more, not finished floor** (height looming standard).”
 - Section 3-19(5)(a)(1) **“The height looming standard shall not apply to an accessory structure when sharing a common boundary with, or next to, public rights-of-way.”**

DORMERS

- Section 3-20 ~~Dormers~~ **RESERVED**
 - ~~The minimum inset for dormers in all structures in the SF-A and SF-B Districts, as measured from the exterior wall face of the story below, shall be five (5) feet. The slope of the roof area covered by dormers shall not exceed forty (40) percent of the roof of the main structure of fifty (50) percent of the roof of accessory structures.~~

REQUIRED OFF-STREET PARKING

- Section 3-21 *Driveway Specifications:*
 - *Exceptions:*
 - 1) *For lots greater than sixty-five(65) feet in width, garages may be attached to the main structure provided they are located ~~towards the rear, beyond the midpoint of the main structure, and~~ **behind the front façade of the main structure and** no closer than fifty(50) feet from the front yard property line, ~~and accessed from the side to prevent the garage doors facing the street.”~~ **and must be set back a minimum of 18ft from the front façade.***

BUILDING CODE

- Section 5-116: ~~RESERVED~~ **Utilities during construction**
 - **“In the event construction is to be performed on a vacant residence or to an extent that requires the occupants to move out during construction, the gas meter will be locked out, and the electric meter removed by City Public Service (utility provider). A temporary electric meter is to be set and used for construction purposes the electric meter removed by City Public Service (utility provider), and a temporary electric meter is to be set and used for construction purposes if deemed necessary by the building official.”**
- Section 5-138(b)(2) Responsibility of the owner:
 - **“All utilities shall be disconnected and the sewer line shall be effectively plugged with concrete or as may be required by the director, at or near capped disconnected at the property line and a clean out installed extending no more than six inches above grade or as required by the director.”**



AMENDMENT STATUS

- Updates to Boards and Commissions
 - *Staff distributed proposed P&Z revisions to BOA and ARB members for review and feedback*
 - *No additional feedback was provided*
- City Council Consideration – September 13, 2021 (*tentative*)



PUBLIC NOTIFICATION

- Public notice was posted on City website and a legal notice was published in the official newspaper of the City of Alamo Heights.
- Responses received:
 - Support: (0)
 - Oppose: (0)