

P&Z CASE NO. 437 516 CIRCLE ST REZONE

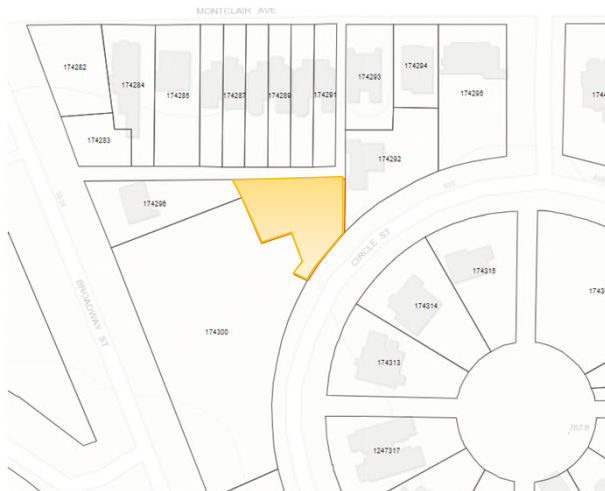
MAY 06, 2024



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

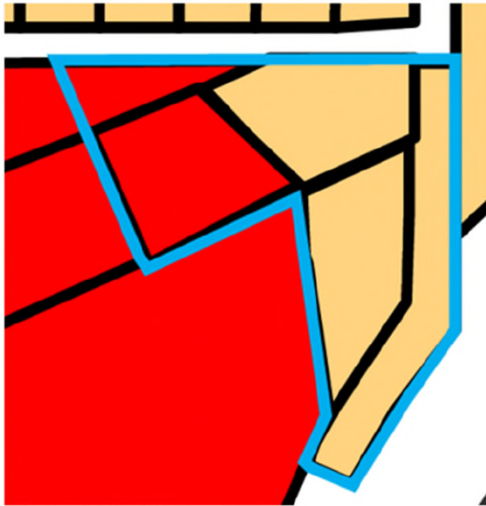
PROPERTY



- B-1 & 2F-C
- North side of Circle St east of Ashcroft
- Rezone



EXISTING CONDITIONS



516 Circle

- **P&Z – Case No. 90**
10/01/1973 - Rezone
- **P&Z – Case No. 424**
06/06/2022 – Replat
- **P&Z – Case No. 423**
06/23/2022 – Rezone
(Withdrawn)



POLICY ANALYSIS

- The proposed zoning changes from B1 (Business District) to 2F-C (Two-Family Dwelling District) would be more restrictive and in keeping with surrounding properties.
- Rezone would return the property to original zoning designation.
- Compatibility review for proposed construction tentatively scheduled for upcoming Architectural Review Board meeting of May 21, 2024.
- Project is scheduled for Council consideration on May 28, 2024.





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. 438 6900 BROADWAY ST SPECIFIC USE PERMIT

MAY 06, 2024



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



SUMMARY

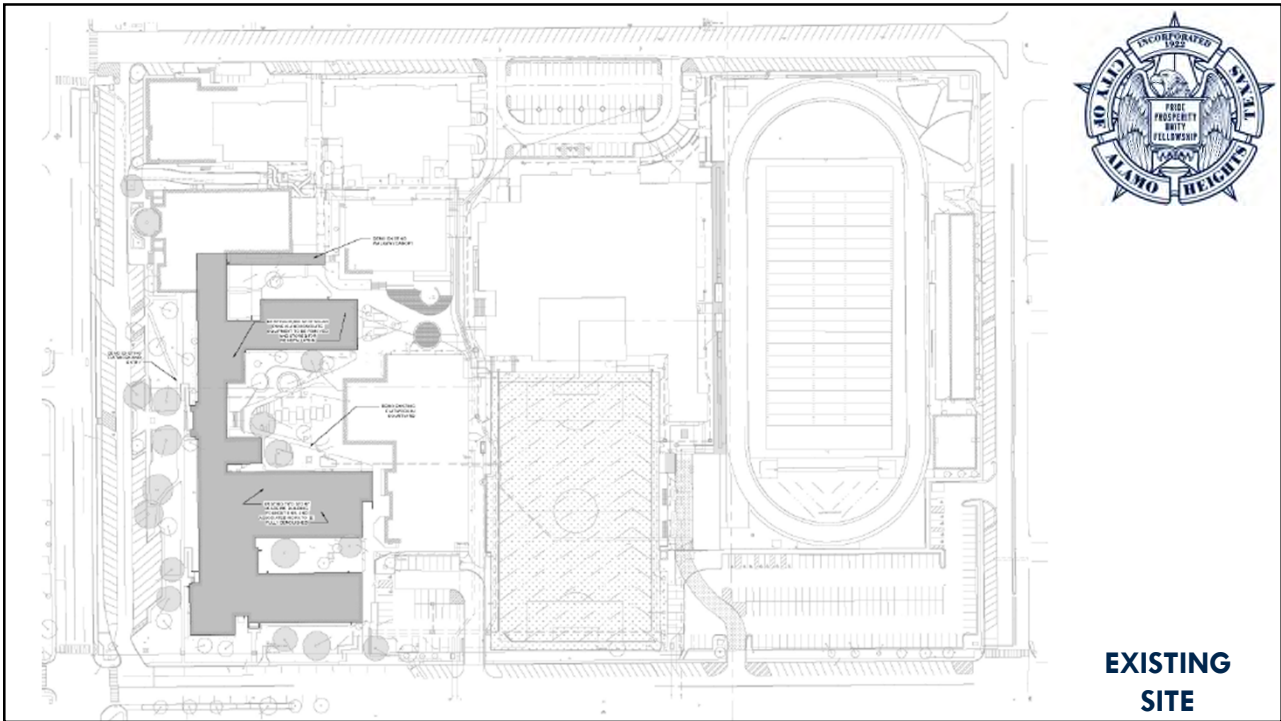
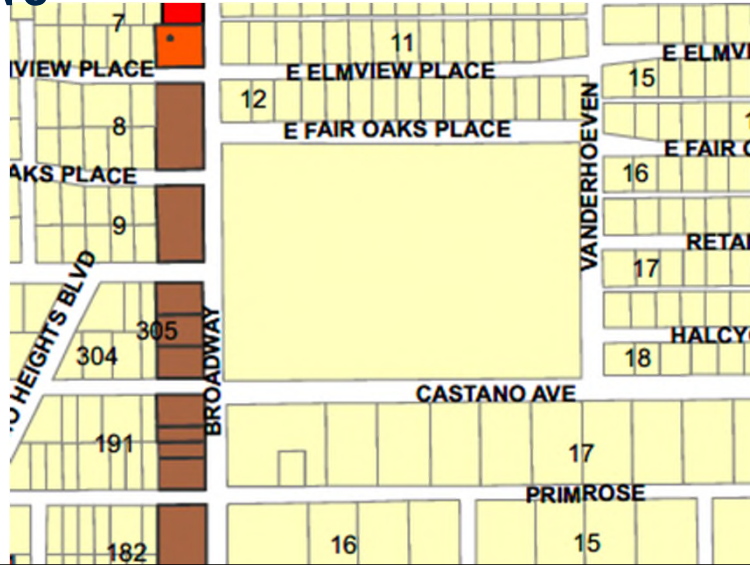
- Applicant is requesting approval of a Specific Use Permit (SUP) for proposed height and public street setback requirements per Section 3-87(20), Specific Use Permits, of the City’s Zoning Code.

PROPERTY

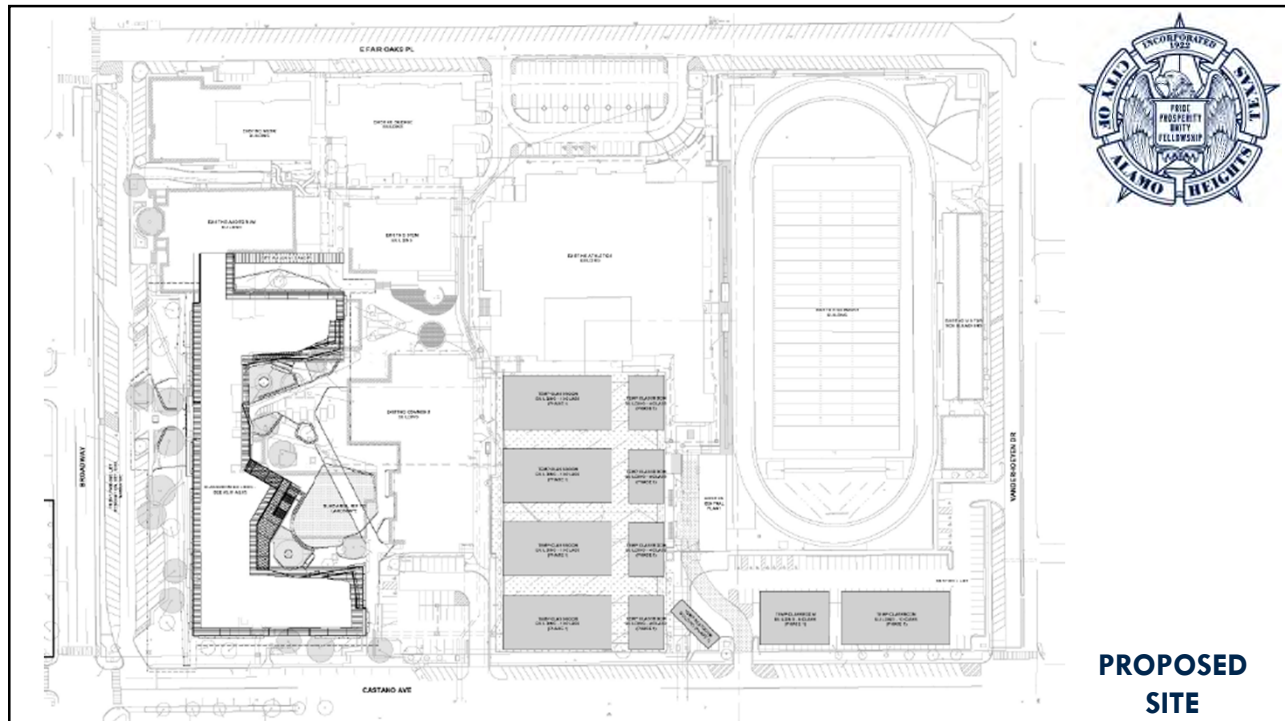


- SF-A
- East side between E Fair Oaks Pl and Castano Ave
- Specific Use Permit (SUP)

ZONING



**EXISTING
SITE**



POLICY ANALYSIS

- Current SUP allows AHISD to:
 - Exceed height limitations – Sec. 3-87(15)
 - Waives SF-A District code requirements – Sec. 3-87(20)
 - Setbacks, Articulation, Lot Coverage, Looming, Floor to Area Ratio (FAR)
 - Exceptions – Height and street setback requirements

POLICY ANALYSIS



- Current SUP requires AHISD to:
 - SUP approval for height and street setback requirements
 - Pay for the installation of any infrastructure including water, sewer, and stormwater connection or enhancements required to support its facilities
 - Obtain City Council approval, after ARB review, of the façade of structures which adjoin the public streets surrounding the property
 - Obtain City Council approval, after ARB review, for new signage which adjoins the public streets surrounding the property
 - Provide adequate on-site parking for students and staff where possible
 - Comply with all building codes and other governmental requirements

POLICY ANALYSIS



- Demolition of the existing academic building was reviewed and approved by ARB and City Council. The permit request is currently completing the review process.
- Consideration of the SUP request is tentatively scheduled for upcoming City Council meeting of May 13, 2024 pending a recommendation.

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: (3) Neutral: (0)
 - Oppose: (1)

