



City of San Antonio

Legislation Details (With Text)

File #: 14-2868

Type: Plan Amendment

In control: City Council A Session

On agenda: 12/4/2014

Title: PLAN AMENDMENT# 14082 (District 1) An ordinance amending the future land use plan contained in the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.1079 acre tract of land out of NCB 13815 located at 604 South Alamo Street from Public/Institutional to Mixed Uses: Neighborhood Commercial/Office/Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014268)

Sponsors:

Indexes: Zoning Case

Code sections:

Attachments: 1. PA 14082_Attachment 1, 2. PA 14082_ResolutionSign, 3. DRAFT ORDINANCE, 4. Ordinance 2014-12-04-0974

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:
Plan Amendment 14082

SUMMARY:

An Ordinance amending the future land use plan contained in the **Lavaca Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 4, Block 4, NCB 13815 located at 604 South Alamo Street from **Public/Institutional** to **Mixed Uses: Neighborhood Commercial/Office/Residential land use**.

The Department and Planning Commission recommend approval. A mixed use designation for the subject property would be compatible with surrounding land use designations immediately to the west and north. The requested land use change is accordance with the goals of the Lavaca Neighborhood Plan that encourages the redevelopment of vacant buildings and attraction of new neighborhood business.

BACKGROUND INFORMATION:

Case Manager: Ernest Brown, Planner

Applicant: Andrew Goodman

Owner: City of San Antonio

Property Location: 604 South Alamo

Acreage: 0.1079 acres

Current Land Use of site: Designated Public/Institutional; occupied by a vacant structure.

N: Designated Public/Institutional; occupied by San Antonio Independent School District Main Office and School

E: Designated Public/Institutional; occupied by San Antonio Independent School District Main Office and School

S: Designated Public/Institutional; occupied by San Antonio Independent School District Main Office and School parking lot.

W: Designated Public/Institutional and Mixed Use; occupied by vacant property; commercial and office Uses.

Comprehensive Plan Analysis:

Comprehensive Plan Component: Lavaca Neighborhood Plan

Plan Adoption Date: September 27, 2001

Update History: NA

Plan Goals:

Goal 1: ECONOMIC DEVELOPMENT

Improve the overall economic health of the neighborhood through the enhancement of existing businesses and services, and the promotion of small business development.

Objective 1.1: Small Business Development

Encourage the redevelopment of neighborhood commercial establishments through enforcement of code compliance, improvement of business appearances, reinstitution of neighborhood clean ups, utilization of vacant buildings and attraction of new neighborhood businesses.

LAND USE ANALYSIS:

The subject property is located at the intersection of South Alamo and Lavaca Street and within the Lavaca Neighborhood Plan. Currently, the area surrounding the subject property is predominately Public/ Institutional on the north, south, and east by a single entity of the SAISD School District Office School Campus and parking lot. The subject property abuts the campus.

The Plan designates the land use for the subject property as Public/Institutional because of the city owned Fire Station, which has been relocated. The existing vacant facility, at the time of the Lavaca Neighborhood Plan's conception, was anticipated to be a future Firefighting Museum as defined in the plan by Goal 1, Objective 1.7. However, the property has since been sold by the city to the current applicant, who plans to develop the structure as a restaurant. The Lavaca Neighborhood Plan encourages the redevelopment of vacant buildings and attraction of new neighborhood business. A mixed use designation for the subject property would be compatible with surrounding land use designations immediately to the west and north.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The subject property has frontage on both South Alamo Street and Lavaca Street that apex the intersection. South Alamo Street is identified by the City's Major Thoroughfare Plan as a Secondary Arterial Type B roadway. Cezar Chavez Boulevard is approximately one short block north of the subject property and identified by the Major Thoroughfare as a Primary Arterial, Type B. Lavaca Street is recognized as a local residential as well as Refugio Street south of subject property. The subject property's geographical location is considered to be on the southern border of the city's downtown central core. Several VIA bus stops are located within the immediate area of the subject property. There are two bus stops nearby the property. One is located on South Alamo opposite of Lavaca and Refugio Street. Via bus lines 32, 36, and 232 operates along South Alamo Street. Another is located on Cezar Chavez Boulevard and South Alamo Street. Via bus lines 24, 25, 26, 28, 30, 225, and 235 operates along Cezar Chavez Boulevard. The property is well served by a multi-modal

transportation network.

COMMUNITY FACILITIES ANALYSIS:

The subject property abuts a community facility, SAISD District Office and School Campus, Early College High School.

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

ALTERNATIVES:

No action will maintain the current future land use classification of Public/Institutional.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. A mixed use designation for the subject property would be compatible with surrounding land use designations of the area immediately to the west and north. The requested land use change is accordance with the goals of the Lavaca Neighborhood Plan that encourages the redevelopment of vacant buildings and attraction of new neighborhood business.

PLANNING COMMISSION RECOMMENDATION:

Meeting and Public Hearing Date: October 22, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: October 2, 2014

No. of notices mailed 10 days prior to Public Hearing: 23 to owners of property within 200 feet; 12 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Lavaca Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014268

Current zoning: "H HS O-2 AHOD" Historic Significant High-Rise Office Lavaca Historic Airport Hazard Overlay District.

Proposed zoning: "H HS C-2 IDZ AHOD" Historic Significant Commercial Lavaca Historic Infill Development Airport Hazard Overlay District.

Zoning Commission Public Hearing Date: November 04, 2014

Approval.