



City of San Antonio

Legislation Details (With Text)

File #: 19-2257

Type: Plan Amendment

In control: City Council A Session

On agenda: 3/7/2019

Title: PLAN AMENDMENT CASE # PA-2018-900022 (Council District 1): Ordinance amending the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks/Recreational" to "Mixed Use" on Lot 29, Block 8, NCB 708, located at 600 East Cesar Chavez Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900069)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-03-07-0192

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2018-900022
(Associated Zoning Case Z-2018-900069)

SUMMARY:

Comprehensive Plan Component: Lavaca Neighborhood Plan

Plan Adoption Date: September 27, 2001

Current Land Use Category: "Parks/Recreational"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 13, 2019

Case Manager: John Osten, Sr. Planner

Property Owner: San Antonio Housing Authority

Applicant: San Antonio Housing Authority

Representative: Brown & Ortiz, P.C.

Location: 600 East Cesar Chavez Boulevard

Legal Description: Lot 29, Block 8, NCB 708

Total Acreage: 0.9553

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association, Downtown Residents Association

Applicable Agencies: Office of Historic Preservation

Transportation

Thoroughfare: East Cesar Chavez Boulevard

Existing Character: Primary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus routes 26, 30, 230 operate on East Cesar Chavez Boulevard

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Lavaca Neighborhood Association

Plan Adoption Date: September 27, 2001

Plan Goals: Goal 2 of The Lavaca Neighborhood Plan specifically establishes a housing goal to “improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.” Objective 2.1 states “Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.” And, Action 2.1.2 states “Encourage compatible infill housing on vacant parcels throughout the neighborhood. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.”

Comprehensive Land Use Categories

Land Use Category: “Parks/Recreational”

Description of Land Use Category: **Parks** includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Permitted Zoning Districts: Various

Land Use Category: “Mixed Use”

Description of Land Use Category: **Mixed Use** includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create a pedestrian-oriented environment. Mixed use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. This classification requires a mix of uses in the same building. Examples of mixed use uses include small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

Permitted Zoning Districts: “IDZ”, “MXD”, “MPCD”, “TOD” and “FBZD”

Land Use Overview

Subject Property

Future Land Use Classification:

Parks/Recreational

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Government/Educational

Current Land Use Classification:

Hemisphere Park, Federal Building, Entrance to the Tower of Americas and Institute of Texan Cultures

Direction: East

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Vacant Land

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences, Vacant Land

Direction: West

Future Land Use Classification:

Government/Institutional

Current Land Use:

Parking Lot

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within a Regional Center and it falls within ½ of a mile of the Commerce-Houston Metro Premium Plus Transit Corridor

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The subject property is located within the Lavaca Neighborhood Association and the ongoing Downtown Regional Center Plan area. The property is currently undeveloped and sits at the intersection of Labor Street and E Cesar Chavez Blvd. The proposed zoning change is requested to allow a mixed-use infill development.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical, and recreational amenities.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P30: Ensure infill development is compatible with existing neighborhoods.

Goal 2 of the Lavaca Neighborhood Plan specifically establishes a housing goal to “improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.” Objective 2.1 states “Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.” And, Action 2.1.2 states “Encourage compatible infill housing on vacant parcels throughout the neighborhood. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.”

The requested plan amendment and rezoning are consistent with the above listed goals and policies of the SA Tomorrow Comprehensive Plan and the Lavaca Neighborhood Plan.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Lavaca Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900069

Current Zoning: “RM-4 H AHOD” Residential Mixed Lavaca Historic Airport Hazard Overlay District

Proposed Zoning: “IDZ-3 H AHOD” High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and 73 multifamily units

Zoning Commission Hearing Date: February 5, 2019