



City of San Antonio

Agenda Memorandum

File Number:13-653

Agenda Item Number: Z-4.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2012157

SUMMARY:

Current Zoning: "HS MF-33 NCD-1 AHOD" Historic Significant Multi-Family South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "HS IDZ NCD-1 AHOD" Historic Significant Infill Development Zone South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 2, 2012

Case Manager: Trenton Robertson, Planner

Property Owner: Andrew Paul Blouet

Applicant: Andrew Paul Blouet

Representative: Andrew Paul Blouet

Location: 206 Sadie Street

Legal Description: Lot 16, Block 4, NCB 732

Total Acreage: 0.09126

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Lavaca Neighborhood Association

Planning Team Members: 12- Lavaca Neighborhood Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938, and was originally zoned “D” Apartment District. In a 1991 case, the property was rezoned to “R-3” Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family District. The subject property is located within the South Presa Street/South St. Mary’s Street Neighborhood Conservation District. The subject property was platted in 2011 (volume 9621, page 27 in the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District the existing residential structures were built in 1936.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Many of the surrounding properties are located in the Lavaca Historic District, which was adopted in 2004. Historic districts do not regulate use of the property, but do 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.

The subject property and a number of surrounding properties carry the “HS” Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

The South Presa Street/South St. Mary’s Street Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for new residential and commercial development. Property owners, together with Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, signage, etc.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “RM-4” and “C-2”

Current Land Uses: Single-family residences, duplex, Church’s, vacant residences and undeveloped land

Direction: South

Current Base Zoning: “C-2”, “RM-4”, “C-3”

Current Land Uses: Retail complex, single-family residences, multi-family residences, parking lot, lounge, clinic and liquor store

Direction: East

Current Base Zoning: “RM-4” and “R-6”

Current Land Uses: Single-family residences, multi-family residences

Direction: West

Current Base Zoning: “C-2”, “MF-33” and “RM-4”

Current Land Uses: Single-family residences, duplex, Church’s, vacant residences and undeveloped land

Transportation

Thoroughfare: Sadie Street, Eager, Devine Street, Vance Street, Riddle

Existing Character: Local; one lane each way with sidewalks

Proposed Changes: None known

Thoroughfare: South Presa Street; one lane each way with sidewalks

Existing Character: Secondary Arterial

Proposed Changes: None known

Public Transit: VIA bus lines 36 and 242 operate along South Presa Street, west of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: Dwelling-1 Family- Minimum parking requirement: 1 per unit. Professional Office-Minimum: 1 per 300 sf GFA; Maximum: 1 per 140 sf GFA. Infill Development Zone waives off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current multi-family zoning designation.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. Applicant has paid the postponement fee.

RECOMMENDATION:

Staff and Zoning Commission (8-0-1) recommend approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Lavaca Neighborhood Plan, and is currently designated as “Mixed Use” in the Future Land Use Plan. The requested "IDZ" with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District is consistent with the Future Land Use designation. The “Mixed Use” designation provides for less intense commercial uses that are designed to be neighborhood friendly. Action Step 1.1.5 of the Lavaca Neighborhood Plan encourages neighborhood-scale commercial development or mixed uses to improve economic health of the neighborhood and provide a wider range of services for residents.

2. Adverse Impacts on Neighboring Lands:

The requested mix of multi-family and neighborhood commercial districts provides an appropriate transition between the single-family residences to the north and east and the more intense multi-family and commercial uses to the south and west. In general the surrounding area has a mix of residential densities and neighborhood-oriented commercial uses.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property.

4. Health, Safety and Welfare:

Approval of the zoning request would allow limited commercial uses which may increase traffic, noise, and lighting in the area; potentially creating a safety and welfare concern. However, the adopted land use plan calls for mixed use redevelopment between the commercial uses along South Presa Street and the predominantly single-family residential uses to the east.

5. Public Policy:

The request does not appear to conflict with any established public policy. The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The subject property is 0.09126 of an acre in size, which should be able to reasonably accommodate both the multi-family residential and neighborhood commercial uses with the flexibility offered by "IDZ".

7. Other Factors:

None