



City of San Antonio

Agenda Memorandum

File Number: 14-2852

Agenda Item Number: Z-1.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2014268

SUMMARY:

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

Requested Zoning: "H HS C-2 IDZ AHOD" Historic Significant Commercial Lavaca Historic Infill Development Zone Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 4, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: City of San Antonio

Applicant: City of San Antonio (EastPoint)/Andrew Goodman

Representative: Andrew Goodman

Location: 604 South Alamo Street

Legal Description: Lot 4, Block 4, NCB 13815

Total Acreage: 0.1

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Planning Team: Lavaca Neighborhood Planning Team - 12

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned “D” Apartment District. In a 1991 case, the property was rezoned to “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “O-2” Office District. Furthermore, in 2001 the Lavaca area was designated as a Historic District, which included the subject property.

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

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “O-2 H”, “O-2 H HS”, “RM-4 H HS IDZ”

Current Land Uses: Parking lot, San Antonio ISD offices, and single-family residences

Direction: South

Current Base Zoning: “O-2 H HS”

Current Land Uses: Office building

Direction: West

Current Base Zoning: “C-3 H”, “C-3 R H”, “C-3R H HS” and “C-2 IDZ H HS”

Current Land Uses: Restaurants, parking lot, single-family residence, office and florist

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.

Properties to the north, east, and south east of the subject property are located within the Lavaca Historic District. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City’s Historic and Design Review Commission (HDRC).

Transportation

Thoroughfare: South Alamo Street

Existing Character: Secondary Arterial Type B; one traffic lane, a bike lane and sidewalks in each direction

Proposed Changes: None known

Thoroughfare: Lavaca Street

Existing Character: Local streets; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 32, 36, and 232 which operate along South Alamo Street and 24, 25, 26, 28, 30, 225, and 230, which operate along East Cesar Chavez Boulevard.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone overlays are exempt from this process.

Parking Information: The “IDZ” Infill Development Zone District eliminates off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing “O-2” zoning district.

FISCAL IMPACT:

This zoning case was initiated by the EastPoint and Real Estate Department; therefore, zoning fees have been waived and expenses will be absorbed by the Development Services Department.

RECOMMENDATION:

Staff and Zoning Commission (8-1) recommend approval pending the plan amendment.

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

1. Consistency:

The subject property is located within the Lavaca Neighborhood Plan and is currently designated as Public/Institutional in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with this land use designation; therefore, a master plan amendment has been submitted, requesting to change the future land use designation to Mixed Use: Neighborhood Commercial/Office/Residential. Staff and Planning Commission recommend approval of the plan amendment request.

The redevelopment of this structure for a restaurant is appropriate given its location on South Alamo Street near Cesar Chavez Boulevard. Moreover, the “IDZ” overlay is appropriate given the existing character of the Southtown neighborhood.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “O-2” base zoning district is appropriate for the location but not practical given the historic structure on the property. Continually, the limited parking availability is not conducive for a functioning institutional use.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy

Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.1 of an acre in size, which should reasonably accommodate the uses permitted in “C-2” base district with an “IDZ” overlay.

7. Other Factors:

The Historic and Design Review Committee must approve any proposed site design for the property.