



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-2874

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**Agenda Item Number:** Z-3.

**Agenda Date:** 12/4/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**

Zoning Case Z2014270

**SUMMARY:**

**Current Zoning:** "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District

**Requested Zoning:** "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial, "MF-33" Multi-Family and Multi-Family uses not to exceed 70 Units per acre

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 4, 2014

**Case Manager:** Trenton Robertson, Planner

**Property Owner:** San Antonio Housing Authority (Lourdes Castro Ramirez, CEO)

**Applicant:** McCormack Baron Salazar (David Dumey)

**Representative:** David Dumey, Lou Bernardy, Patrick Warnecke and Lorraine Robles

**Location:** 700 Block of Arthur Street; 2000 Block of Burnet Street; 400 and 500 Blocks of Gabriel Street; 1800 and 1900 Blocks of Hays Street; 400 and 500 Blocks of Hudson Street; 100 and 200 Blocks of Ira Aldridge Place; 700 and 800 Blocks of Lamar Street; 900 and 1000 Blocks of Mittman Street

**Legal Description:** Approximately 12.60 acres out of Lots 21 through 30, Block 4, NCB 1326; Lots 3 through 25, Block 9, NCB 1327; Lot A, NCB 1329; Lots 1 through 16, NCB 1345; and Lots 1 through 30, NCB 1346

**Total Acreage:** 12.56

## **Notices Mailed**

**Owners of Property within 200 feet:** 120

**Registered Neighborhood Associations within 200 feet:** Harvard Place-Eastlawn Neighborhood Association

**Planning Team:** Arena District/Eastside Community Plan-22

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. The subject property was platted and developed in various different stages.

**Topography:** The properties do not include any abnormal physical features such as significant slope or inclusion in a flood plain.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** "MF-33"

**Current Land Uses:** School and Single-Family Residential and Vacant

**Direction:** South and West

**Current Base Zoning:** "MF-33", "C-3", "C-2", "O-2", "MF-33" and "R-4"

**Current Land Uses:** Single-Family Residential, Multi-Family Residential, Convenient Store, Church and Vacant

**Overlay and Special District Information:** The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas. 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.

## **Transportation**

**Thoroughfare:** North Gevers Street, Arthur Street, Lamar Street, Ira Aldridge, Gabriel, North Mittman Street, Hudson and Hays Street

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

**Proposed Changes:** None known

**Thoroughfare:** North Walters Street

**Existing Character:** Secondary Arterial Type B 70'-86'; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 22, 24, 222 and 515 operates around the subject property with various bus stops.

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

Parking Information: Multi-Family Dwellings - Minimum: 1.5 per unit, maximum: 2 per unit. Retail-Minimum: 1 per 300 sf GFA, maximum: 1 per 200 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; the subject property would not be able to be developed at the same density as proposed by the applicant.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (8-0) 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 property is located within the Arena District/Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial, "MF-33" Multi-Family and Multi-Family uses not to exceed 70 Units per acre is not consistent with the adopted land use designation. A plan and text amendment has been submitted, requesting to change the future land use designation to Mixed-Use. The Mixed-Use designation is meant to accommodate a mixture of uses including commercial and multi-family residential within close proximity to arterial roads. Staff and Planning Commission recommend approval of the plan amendment request.

**2. Adverse Impacts on Neighboring Lands:**

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

**3. Suitability as Presently Zoned:**

Both the current and proposed zoning is appropriate for the subject property. The zoning request supports the Arena District/Eastside Community Plan objectives of enhancing the housing stock, increasing and improving community facilities and promoting economic growth in the area along its corridors and in established commercial areas. The requested zoning will allow for the redevelopment to the future land use plan of Mixed Use. This neighborhood is in the process of revitalization and by rezoning this property to "IDZ" it will only encourage and promote the revitalization goals in the future land use plan.

**4. Health, Safety and Welfare:**

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

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 12.56 acres in size, which will accommodate the proposed mixed-use development as

shown on the “IDZ” site plan.

**7. Other Factors:**

None.