



City of San Antonio

Agenda Memorandum

File Number: 14-2910

Agenda Item Number: P-2.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Plan Amendment 14084

SUMMARY:

An Ordinance amending the future land use plan contained in the **Arena District/Eastside Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 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 located along the 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 North Mittman Street from **Medium Density Residential** land use to **Mixed Use** land use and to include **“IDZ” Infill Development Zone** as a related zoning district for the Mixed Use land use classification.

The Department and Planning Commission recommend approval. The subject property’s location along arterials and the general surrounding conditions, which include a mix of residential types and commercial uses that are consistent with the Mixed Use land use, make it appropriate for the Mixed Use land use classification.

BACKGROUND INFORMATION:

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

Property 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

Acreage: 12.56

Current Land Use of Site: Multi-Family Residential

Adjacent Land Uses:

N: Designated Public Institutional and Low Density Residential; School and Single-Family Homes

E: Designated Low Density Residential; Single-Family Homes

S: Designated Low Density Residential; Single-Family Homes

W: Designated Low Density Residential; Single-Family Homes

ISSUE:

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

Comprehensive Plan Analysis:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Plan Goals:

Goal 1, Objective 1.1: Conserve, rehabilitate and/or replace housing stock.

Goal 4, Objective 4.1: Improve neighborhood open spaces and community facilities and make them neighborhood pedestrian friendly.

LAND USE ANALYSIS:

The San Antonio Housing Authority (SAHA) currently owns approximately 13 acres of housing; known as the Wheatley Courts, originally constructed in the early 1950s, it is considered one of the oldest public housing developments in San Antonio. Despite recent growth in small businesses in the area, residents face daily challenges, including: lack of access to health care, limited police presence, escalating criminal activity and drug use, insufficient sidewalks and exterior lighting, no green space or play grounds and inadequate affordable housing. SAHA’s vision is to address these issues through the implementation of several initiatives to include the redevelopment of the Wheatley Courts using it as a catalyst for promoting economic growth on the eastside.

The applicant requests this plan amendment and associated zoning change in order to allow the redevelopment and conversion of the Wheatley Courts, an obsolete, inefficient and unsafe housing site into a modern, high quality and mixed income community comprised of 305 units and a varied number of small scale commercial uses. The applicant requests to change the future land use from Medium Density Residential to Mixed Use and to include “IDZ”, Infill Development Zone, as a related zoning district to the Mixed Use land use classification. In order to accommodate this development the applicant requires the IDZ zoning district which provides some design flexibility, to include setback and parking requirements. The purposed development meets the intent of the IDZ which is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures within existing built-up areas.

The proposed multi-family and commercial mix development meets the goals of the transformation plan and makes it appropriate for the Mixed Use land use classification. The Mixed Use classification would allow for a concentrated blend of residential, commercial and other related uses at increased densities to create a pedestrian-oriented environment. The inclusion of IDZ will contribute not only to this development but will be available to assist in similar infill developments described in the Mixed Use land use classification of the Arena District/Eastside Community Plan. The Mixed Use classification 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.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City’s Major Thoroughfare Plan identified New Braunfels Avenue as a Primary Arterial Type B and Walters Street as a Secondary Arterial Type B. Gevers, Lamar and Gabriel are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent residential and commercial areas.

There is a VIA bus stop on Hays and Mittman and Hays and Gevers.

COMMUNITY FACILITIES ANALYSIS: Bowden Elementary School, Washington Elementary School and Wheatley Middle School and Antioch Mission Baptist Church are within walking distance.

ALTERNATIVES:

No action will maintain the current future land use classification of Medium Density Residential.

FISCAL IMPACT:

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

DEPARTMENT RECOMMENDATION:

Approval. The proposed multi-family and commercial mix development meets the goals of the transformation plan and makes it appropriate for the Mixed Use land use classification. The Mixed Use classification would allow for a concentrated blend of residential, commercial and other related uses at increased densities to create a pedestrian-oriented environment. The inclusion of IDZ will contribute not only to this development but will be available to assist in similar infill developments described in the Mixed Use land use classification of the Arena District/Eastside Community Plan. The Mixed Use classification 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.

PLANNING COMMISSION RECOMMENDATION:

Meeting and Public Hearing Date: October 22, 2014

Approval. Resolution attached.

Newspaper Publication Date of Public Hearing: October 3, 2014

No. of notices mailed 10 days prior to Public Hearing: 200 to owners of property within 200 feet; 22 to planning team members; 1 to applicant and 1 to registered neighborhood association.

Registered Neighborhood Associations notified: Harvard Place-Eastlawn Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014170

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

Proposed 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

Zoning Commission Hearing Date: November 4, 2014

Approval.