



City of San Antonio

Legislation Details (With Text)

File #: 15-4799

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/15/2015

Title: ZONING CASE # Z2015273 (Council District 3): A request for a change in zoning from "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "R-6 H MPOD-1 AHOD" Residential Single-Family Mission Historic Concepción Mission Protection Overlay Airport Hazard Overlay District to "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District on 5.643 acres of land out of NCB 3975 and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay on 0.451 acres of land out of NCB 3975 located at 222 East Mitchell Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15077)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map Z2015273

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015273

(Associated Plan Amendment 15077)

SUMMARY:

Current Zoning: "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District, "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District. "R-6 H MPOD-1 AHOD" Residential Single-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay District

Requested Zoning: "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District on 5.643 acres of land out of NCB 3975 and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay on 0.451 acres of land out of NCB 3975

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 9, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Archdiocese of San Antonio

Applicant: 210 Development Group, LLC

Representative: Russell Yeager, P.E and Brown and Ortiz P.C.

Location: Generally located in the 200 Block of East Mitchell Street

Legal Description: Approximately 6.094 acres of land out of NCB 3975

Total Acreage: 6.094

Notices Mailed

Owners of Property within 200 feet: 69

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Planning Team: South Central Planning Team -15

Applicable Agencies: Department of Interior, Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938. All Lots, excluding lots 1 thru 5, were zoned “B” Residence District and lots 1 thru 5 were zoned “F” Retail District. On February 17, 1977, Ordinance 47699 added a “H” Historic District to the existing “B” Residential and “F” Retail Districts. On September 19, 1985, all of the property, except for Lots A-29, A-30, Lots 1 thru 5, was rezoned to Historic “R-1” One Family Residence District. Lots A-29 and A-30 were rezoned to Historic “R-3” Multiple Family Residence District. Lots 1 thru 5 were rezoned to Historic “B-2” Business District (Ordinance #61454). Upon adoption of the 2001 Unified Development Code, the base zoning district for Lots A-29 and A-30 changed to “MF-33 H” Multi-Family Historic District, Lots 1 thru 5 changed to “C-2 H” Commercial Historic District, and the rest of the property changed to “R-6 H” Single-Family Residential District. In 2001 Ordinance 96042 added the River Overlay District for all of the property. Finally, On June 18, 2015, Ordinance 201506180608 added the Mission Protection Overlay District to all of the property. Note the property has had the same owner since prior to the annexation of Texas. One of the uses for the property was the Saint John Seminary.

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

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: R-5, I-1, C-2, C-3, and R-6”

Current Land Uses: Gas Station, Juvenile Detention Center, Club, Offices, Vacant Lots and Residential Homes.

Direction: West, South

Current Base Zoning: C-2, C-3, MF-33, and R-5

Current Land Uses: Mission Concepcion, Social Service Institution, Apartments, Gas Station, and Homes

Overlay and Special District Information: The subject property and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

The Subject property and all surrounding properties, carries the “RIO” River Improvement Overlay District. The river improvement overlay is designated as an overlay to the regular zoning districts. Properties located within these overlay districts must also be designated as being within one of the regular, underlying zoning districts.

The subject property and surrounding properties are designated as “H” Mission Historic District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

The subject property and surrounding properties are designated as “MPOD” Mission Concepcion Protection Overlay District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed by the Office of Historic Preservation for their appropriateness in relation to height and preservation of the Historic San Antonio Missions (World Heritage sites) before building permit issuance.

Transportation

Thoroughfare: E Mitchell Street

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: Kalteyer Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Mission Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: There is a VIA bus stop (route 42), located at the intersection of Mitchell Street at Kalteyer Street, adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer familiar with the project must be present at zoning commission.

Parking Information:

DWELLING - Multi-Family (50 Units Maximum): Minimum Vehicle Spaces: 1.5 per unit. Maximum Vehicle Spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending 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 South Central San Antonio Community Plan and is designated as “Parks / Open Space”. The requested "MF-33" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “High Density Residential”. Staff and the Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed rezoning will provide for an array of housing choices for the South Central Community. The proposed redevelopment may be used as a transitional buffer between lower density residential uses and the Juvenile Detention Center, the Social Service Institution, and other high intensive uses within the area. The redevelopment is located fronting Mitchell Street and it is located in a manner that does not direct traffic though other residential uses. The redevelopment plans were already approved by the Office of Historic Preservation. The proposed development offers to rehab the existing buildings with additional new construction. The proposed development meets the housing priority, values, and goals of the South Central San Antonio Community 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 6.094 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The subject property is within the “RIO,” “H,” and “MPOD” Overlay Districts. The design of the site requires review and approval by the Office of Historic Preservation and Historic and Design Review Commission for compliance with the design standards of each overlay district as well as the Mission Concepción. The project has received conceptual approval from the Historic Design and Review Commission. The project will need to demonstrate to the Office of Historic Preservation how it conforms to the Mission Protection Overlay District prior to the issuance of a building permit.