



City of San Antonio

Legislation Details (With Text)

File #: 19-3834

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/7/2019

Title: ZONING CASE Z-2019-10700059 (Council District 2): A request for a change in zoning from "C-2 H MLOD-3 MLR-2 AHOD" Commercial Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 H MLOD-3 MLR-2 AHOD" High Intensity Infill Development Zone Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF" Multi-Family District up to 75 units per acre and "C-2" Commercial District on 4.066 acres out of NCB 1257, NCB 1258, and NCB 1260, generally located in the 800-900 block of Quitman Street, 512-516 Pierce Avenue, the 1900 block of Rogers Avenue, and the 900 block of Carson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #PA2019-11600021) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700059
(Associated Plan Amendment PA-2019-11600021)

SUMMARY:

Current Zoning: "C-2 H MLOD-3 MLR-2 AHOD" Commercial Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-3 H MLOD-3 MLR-2 AHOD" High Intensity Infill Development Zone Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF" Multi-Family District up to 75 units per acre and "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2019

Case Manager: Mirko A. Maravi, Planner

Property Owner: John Feik

Applicant: Kaufman and Killen

Representative: Kaufman and Killen

Location: Generally located in the 800-900 block of Quitman Street, 512-516 Pierce Avenue, the 1900 block of Rogers Avenue, and the 900 block of Carson Street.

Legal Description: 4.066 acres out of NCB 1257, NCB 1258, and NCB 1260

Total Acreage: 4.066

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: Government Hill Alliance.

Applicable Agencies: Fort Sam Houston, Martindale Army Air Field.

Property Details

Property History:

The subject property was part of the original 36 square miles of the City of San Antonio.

512 and 516 Pierce was rezoned from “C-2” Commercial to “R-6” Residential Single-Family District by Ordinance 2010-11-04-0971, dated November 4, 2010.

808 Quitman was rezoned from “D” Apartment District to “B-2” Business District by Ordinance 63964, dated November 6, 1986. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District.

918 Quitman, 1913 Rogers, 913, 919 and 925 Carson were rezoned from "O-2" High-Rise Office District to “C-2 IDZ” Commercial Infill Development Zone District by Ordinance 2010-11-04-0971, dated November 4, 2010.

1919 Rogers was rezoned from “C-2” Commercial to “C-2 IDZ” Commercial Infill Development Zone District by Ordinance 2010-11-04-0971, dated November 4, 2010.

1914 Rogers was rezoned from “I-1” General Industrial to “C-2 IDZ” Commercial Infill Development Zone District by Ordinance 2010-11-04-0971, dated November 4, 2010.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"/"C-2 IDZ"

Current Land Uses: Bank, Government Building, Vacant

Direction: South

Current Base Zoning: "R-6"/"C-1"/"C-2 IDZ"

Current Land Uses: Residence/Body Shop/Parking Lot

Direction: East

Current Base Zoning: "C-2"/"RM-5"

Current Land Uses: Post Office/Residence

Direction: West

Current Base Zoning: "C-2 IDZ"

Current Land Uses: Barber Shop, Office Buildings

Overlay and Special District Information:

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

"AHOD"

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.

"H"

The surrounding properties are located in the Government Hill Historic District, which was adopted on April 11, 2002. 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.

Transportation

Thoroughfare: East Carson

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Quitman

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 20

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed

development exceeds the threshold requirements.

Parking Information: The minimum parking requirement for a Multi-Family Dwelling is 1.5 spaces per unit. The minimum parking requirement for an Office is 1 space per 300 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6”, “C-2” and “C-2 IDZ”. The “R-6” districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character. The “C-2” districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. The “IDZ” districts provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property not located within a Regional Center and is located within the Premium Transit Corridor.

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 subject property is located within the Government Hill Neighborhood Plan and is currently designated as “Low Density Residential”, “Medium Density Residential” and “Mixed Use” in the future land use component of the plan. The applicant requested a Plan Amendment for some portions of the project to “Mixed Use”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-6”, “C-2”, C-2 IDZ” Residential Single-Family, Commercial, Commercial Infill Development Zone Districts are appropriate zoning for the districts noted properties and surrounding area.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The subject properties are within 500 feet of the SA Corridors New Braunfels Avenue/Grayson corridor and the VIA's associated "Southeast" planned rapid transit corridor. The subject properties are between and astride commercial or vacant uses in most directions and residential uses to the southwest. The subject properties are adjacent to the New Braunfels Avenue commercial main street.

The Government Hill Neighborhood Plan classified the subject properties east of Spofford Avenue as Mixed Use, the highest density and intensity mixed use land use classification provided for in the neighborhood plan. The requested rezoning in this area is consistent with the future land use map.

The Government Hill Neighborhood Plan classified the subject properties west of Spofford Avenue as Low Density Residential and Medium Density Residential. The requested rezoning for the subject properties west of Spofford Avenue is not consistent with the future land use map, but would be consistent with the future land use map with the requested plan amendment.

The proposed uses in the area requiring a plan amendment are multifamily residential and a park. Adjacent to this area, on the south half of the block, are two multifamily residential buildings, a single family home or a duplex, and church. West across Pierce Avenue is the Post Office. North across Quitman Street are vacant parcels. East across Spofford Avenue are the remainder of the subject properties considered in this case.

The proposed development supports multiple community goals including housing diversity, and housing in proximity to transportation options, and retail/service areas. The proposal is consistent with the Comprehensive Plan.

6. Size of Tract:

The subject property is 4.066 acres, which could reasonably accommodate the applicants proposed 320 multifamily units and 2,500 square feet commercial area.

7. Other Factors:

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

The subject property is located within the Martindale Army Air Field Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1d, because it promotes conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1d, because it develops

criteria and procedures for infill development which will enhance the character of neighborhoods.

This property is located within the Government Hill Historic District. Any new construction will require approval from the Historic and Design Review Commission. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. The Historic and Design Review Commission issued conceptual approval of this project April 3, 2019. Conceptual approval includes constructing a 5-story building with design stipulations. The closure of Rogers Alley has been approved by City Council. The project also includes the relocation of an existing, historic house located at the southeast corner of Pierce and Quitman which has not been recommended by the HDRC at this time. Further action by the HDRC will be required in order to authorize the relocation of the house.