



City of San Antonio

Legislation Details (With Text)

File #: 19-5225

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/16/2019

Title: ZONING CASE Z-2019-10700131 (Council District 1): A request for a change in zoning from "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 73 units to "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 90 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar Chavez Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Ground Comparison Form

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700131

SUMMARY:
Current Zoning: "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 73 units

Requested Zoning: "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 90 units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 16, 2019

Case Manager: Patricia Franco, Planner

Property Owner: San Antonio Housing Authority (c/o David Nisivoccia, President & CEO)

Applicant: San Antonio Housing Authority (c/o David Nisivoccia, President & CEO)

Representative: Brown & Ortiz, P.C.

Location: 600 East Cesar Chavez Boulevard

Legal Description: Lot 29, Block 8, NCB 708

Total Acreage: 0.9553

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association; Downtown Residents Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was part of the original 36 square miles and annexed into the City of San Antonio dated April 19, 1905. The property was zoned “D” Apartments District by Ordinance 19584, dated September 17, 1953 and to “R-2” Residence District by Ordinance 74924, dated December 9, 1991. The property converted from “R-2” to the current “RM-4” Residential Mixed District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The property was rezoned from “RM-4 H AHOD” Residential Mixed Lavaca Historic Airport Hazard Overlay District to “IDZ-3 H AHOD” High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family not to exceed 73 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar E. Chavez Boulevard by Ordinance 2019-03-07-0193 on date March 7, 2019.

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: “D”

Current Land Uses: Hemisphere Park, Federal Building, Entrance to the Tower of Americas and Institute of Texan Cultures

Direction: East

Current Base Zoning: “IDZ”

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: “O-2”

Current Land Uses: Parking Lot

Direction: South

Current Base Zoning: “RM-4”, “MF-33”

Current Land Uses: Single Family Residences, Vacant Land

Overlay and Special District Information:

"H"

The surrounding properties are located in the Lavaca Historic District, which was adopted in 2001. 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.

"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.

Transportation

Thoroughfare: East Cesar E. Chavez Boulevard

Existing Character: Primary Arterial Type B

Proposed Changes: None Known

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

Routes Served: 26, 30, 230 operate on East Cesar E. Chavez Boulevard

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement of 1.5 per unit and 1 per 300 square feet for a typical retail use has been reduced 50% by the "IDZ-3" district.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district of "IDZ-3" with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 73 units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center and it falls within ½ mile of the Commerce-Houston Metro Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 “Mixed Use”, which is consistent with the designated future land use of the plan.

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 “IDZ-3” High Intensity Infill Development Zone is an appropriate zoning for the property and surrounding area. The proposed “IDZ-3” adds more density (17 more units) than the existing “IDZ-3” and remains consistent with the current future land use.

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 property is located within the Lavaca Neighborhood Association and the ongoing Downtown Regional Center Plan area. The property is currently undeveloped and sits at the intersection of Labor Street and E Cesar Chavez Blvd. The proposed zoning change is requested to allow a mixed-use infill development.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P30: Ensure infill development is compatible with existing neighborhoods.

Goal 2 of The Lavaca Neighborhood Plan specifically establishes a housing goal to “improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.” Objective 2.1 states “Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.” And, Action 2.1.2 states “Encourage compatible infill housing on vacant parcels throughout the neighborhood. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.”

Staff recommends approval of the rezoning request. The proposal is generally consistent with the above listed goals and policies of the SA Tomorrow Comprehensive Plan as well as the Lavaca Neighborhood Plan.

6. Size of Tract:

The subject property is 0.9553 acres, which could reasonably accommodate infill development of residential uses.

7. Other Factors:

"IDZ"

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 meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.

This property is designated as part of a local historic district. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. This project at the previous zoning received conceptual review on December 19, 2018, by the HDRC. To date, no application has been made to receive final approval or consideration of the larger project.

The proposed change in zoning on the Subject Property of "IDZ-3 H AHOD" to "IDZ-3 H AHOD" is to allow for an infill, multi-family development with commercial/retail uses, with a proposed total of 90 multifamily units, an increase of 17 units from the current 73 units.