



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1676

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**Agenda Item Number:** 13.

**Agenda Date:** 2/13/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA-2018-900022

(Associated Zoning Case Z-2018-900069)

**SUMMARY:**

**Comprehensive Plan Component:** Lavaca Neighborhood Plan

**Plan Adoption Date:** September 27, 2001

**Current Land Use Category:** "Parks/Recreational"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 13, 2019

**Case Manager:** John Osten, Sr. Planner

**Property Owner:** San Antonio Housing Authority

**Applicant:** San Antonio Housing Authority

**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:** 20

**Registered Neighborhood Associations within 200 feet:** Lavaca Neighborhood Association, Downtown Residents Association

**Applicable Agencies:** Office of Historic Preservation

## **Transportation**

**Thoroughfare:** East Cesar Chavez Boulevard

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 26, 30, 230 operate on East Cesar Chavez Boulevard

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** Lavaca Neighborhood Association

**Plan Adoption Date:** September 27, 2001

**Plan Goals:** 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.”

### **Comprehensive Land Use Categories**

**Land Use Category:** “Parks/Recreational”

**Description of Land Use Category:** **Parks** includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

**Permitted Zoning Districts:** Various

**Land Use Category:** “Mixed Use”

**Description of Land Use Category:** **Mixed Use** includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create a pedestrian-oriented environment. Mixed use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. This classification requires a mix of uses in the same building. Examples of mixed use uses include small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

**Permitted Zoning Districts:** “IDZ”, “MXD”, “MPCD”, “TOD” and “FBZD”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Parks/Recreational

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Government/Educational

**Current Land Use Classification:**

Hemisphere Park, Federal Building, Entrance to the Tower of Americas and Institute of Texan Cultures

Direction: East

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

Vacant Land

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences, Vacant Land

Direction: West

**Future Land Use Classification:**

Government/Institutional

**Current Land Use:**

Parking Lot

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is located within a Regional Center and it falls within ½ of a mile of the Commerce-Houston Metro Premium Plus Transit Corridor

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

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.”

The requested plan amendment and rezoning are consistent with the above listed goals and policies of the SA Tomorrow Comprehensive Plan and the Lavaca Neighborhood Plan.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Lavaca Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900069**

Current Zoning: “RM-4 H AHOD” Residential Mixed Lavaca Historic Airport Hazard Overlay District

Proposed 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 73 multifamily units

Zoning Commission Hearing Date: February 5, 2019