



City of San Antonio

Agenda Memorandum

File Number:15-2557

Agenda Item Number: 14.

Agenda Date: 4/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015150

SUMMARY:

Current Zoning: "R-6 NCD-1 AHOD" Residential Single-Family South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF" Multi-Family Residential District not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District and "IDZ H AHOD " Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "MF" Multi-Family Residential District not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015. This case has been expedited to the May 7, 2015 City Council hearing.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: GrayStreet Presa, LLC (By Paul Covey its Manager)

Applicant: Paul Covey

Representative: Brown & Ortiz, P.C. (c/o Daniel Ortiz)

Location: 1226 South Presa Street and 903 Labor Street

Legal Description: Lots 7,8,14,15,16, A17, A18, A19, A20, Block 7, NCB 734

Total Acreage: 1.084

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Planning Team: Lavaca Neighborhood Plan - 12

Applicable Agencies: Office of Historic Preservation, San Antonio Aviation Department

Property Details

Property History:

The subject property is located within the City Limits as they were recognized in 1938 and was originally zoned "D" Apartment District. According to available records, upon adoption of the 2001 Unified Development Code, the previous base zoning district of "R-1" converted to the current "R-6" base zoning.

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

Current Base Zoning: R-6 H and RM-4 H HS

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: RM-4 H and RM-4 CD H HS

Current Land Uses: Apartments and Single-Family Residences

Direction: South

Current Base Zoning: R-6 NCD-1, C-2 NCD-1, RM-4 H HS

Current Land Uses: Park, Office Buildings, Church

Direction: West

Current Base Zoning: C-2 HS NCD-1

Current Land Uses: Parking Area, Office Buildings, Single-Family Residence

Overlay and Special District Information

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.

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

The subject property and properties to the South and West are designated as South Presa/South Saint Mary's Streets Neighborhood Conservation District, an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, developed the design guidelines. These guidelines address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: South Presa Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Labor Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Florida Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Vance Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 32-Steves stops at the corner of Florida Street and Labor Street, directly located at the subject property.

Traffic Impact:

“IDZ” zoning is exempt from TIA requirements.

Parking Information:

The applicant proposes building a mixed-use development that includes many different retail, service, and residential uses. Staff cannot calculate the typical parking requirement for the development. Infill Development Zone waives off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the "R-6 NCD-1 AHOD" Residential Single-Family South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District.

FISCAL IMPACT:

None.

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 designated as Mixed Use. The proposed zoning request of IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ H AHOD " Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "MF" Multi-Family Residential District

not to exceed 70 units per acre and with uses permitted in "C-2" Commercial District is consistent with the Mixed Use future land use designation of the Lavaca Neighborhood Plan.

The Lavaca Neighborhood Plan describes Mixed Use as including small offices (dentists, insurance, professionals, non-profits, etc), small retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores), nursing homes, convalescent centers, assisted living and small churches. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses. The scale of these uses should be compatible and consistent with that of the existing commercial/residential development along the commercial corridors of the neighborhood.

2. Adverse Impacts on Neighboring Lands:

Staff finds no adverse impacts to neighboring lands.

3. Suitability as Presently Zoned:

The subject property's current zoning designation is suitable.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.084 acres, which is of sufficient size to accommodate uses permitted in "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF" Multi-Family Residential District not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District and "IDZ H AHOD " Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "MF" Multi-Family Residential District not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District.

7. Other Factors:

None.