

ZONING CASE: Z2002-185

City Council District NO. 1

Requested Zoning Change

From: "MF-33" To: "IDZ"

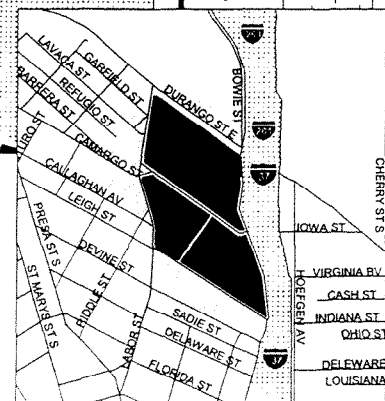
Date: October 24, 2002

SCALE: 1" = 400"

Subject Property

200' Notification

T- 17
F- 7
p. 617



C:\OCT_1_2002_1

CASE NO: Z2002185

Zoning Commission Meeting Date: October 01, 2002

Council District: 1

Ferguson Map: 616 F6 & 616 F7

Appeal: No

Applicant:

San Antonio Housing Authority-Diana
Kinlaw

Owner

San Antonio Housing Authority

Zoning Request: From "MF-33" Multi-Family District to "IDZ" Infill Development Zone with
uses defined in Exhibit "C".

36.502 acres

Property Location:

Subject property is bound by Durango Street to the north, Interstate
Highway 37 to the east, Leigh Street to the south and Labor Street to
the west.

Applicants Proposal:

To develop the subject property according to the goals and objectives
outlined in the Lavaca Neighborhood Plan, Downtown Neighborhood
Plan, and the Victoria Courts Development Plan.

Staff Recommendation:

Approval.

The vast majority of the subject property, formerly the Victoria Courts public housing complex, is currently underutilized and undeveloped. An "IDZ" Infill Development Zone District encourages design flexibility in the redevelopment of vacant land or underutilized structures to accommodate the surrounding neighborhood. The Lavaca Neighborhood Plan and the Downtown Neighborhood Plan recommend the redevelopment of the former Victoria Courts area into a low-to-high density, mixed income neighborhood. The plan calls for a mix of housing densities increasing toward the northernmost section of the development with some new commercial development in the northern end of Labor Street (Durango Boulevard to Camargo Street). The San Antonio Housing Authority in conjunction with Alamo Architects worked with the City Planning Department, Lavaca Neighborhood Association, Southtown Neighborhood Association, and various neighborhood groups to complete the Victoria Courts Development Plan. This zone change request is the initial step in completing the Plan's ultimate goal for the redevelopment of the subject property.

Zoning Commission Recommendation

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Victoria Courts Proposed Zoning

All lots bounded by Durango Blvd., IH 37, Leigh Street, and Labor Street are all currently zoned MF-33.

Ferguson Map Numbers 616, 617.

We propose the creation an Infill Development Zone in place of the current zoning. This area is in the process of being platted and no lot/block numbers have yet been assigned. Uses to be permitted in the individual tracts are listed below. Refer to Exhibit A.

Tract A- 10.8 acres

The following uses are permitted. All but these are prohibited:

- Alcohol- Alcohol- Beverage Retail Sales
- Amusement- Video Games- Coin or Token operated
- Animal- Pet Grooming- Small Animals only
- Auto- Auto Rental- Pickup and Drop off Only
- Dwelling- Dwelling- Attached Apartments as Permitted in "D" (Downtown)
District With Maximum Height of Four Stories.
- Housing- Housing- Group day Care Limited To 12 Individuals
- Office- Office- no restrictions on square footage
- Retail- Antique Store- Retail
- Retail- Apparel & Accessory Store- retail
- Retail- Art Gallery
- Retail- Bakery- Retail
- Retail- Bookstore
- Retail- Camera, Photographic Equip. & Supplies- Retail
- Retail- Candy, Nut, and Confectionary-Retail
- Retail- Catering Shop
- Retail- Convenience Ice House- Retail Convenience Store
- Retail- Dairy Products- Retail
- Retail- Drugstore- Apothecary
- Retail- Dry Goods- Retail
- Retail- Florist- Retail
- Retail- Food Store
- Retail- Fruit and Produce- retail
- Retail- Gift Shop- Retail
- Retail- Grocery Store- Retail
- Retail- Hardware Sales-(Limited to maximum 3000 Square Foot total)
- Retail- Hobby Store- Retail (limited to maximum 3000 Square Foot Total)
- Retail- Jewelry Store- Retail
- Retail- Leather Goods or Luggage Store- Retail
- Retail- Music Store

Retail- Newsstand
Retail- Secondhand Merchandise- Retail No Outside Storage or Display of
Inventory Permitted
Retail- Shoe- Retail
Retail- Silk Screening- Retail
Retail- Sporting Goods- Retail
Retail- Stamps and Coin Sales- Retail
Retail- Tobacco Store- Retail
Retail- Toy Store- Retail
School- School- Nursery, Public and Private
Service- Altering/ Repairing of Apparel
Service- Bank- Savings and Loan
Service- Barber or Beauty Shop
Service- Bicycle- Repair
Service- Community Gymnasium
Service- Copy or Blueprinting- Example "Quick Print"
Service- Day- Care Center- Child And/Or Adult Care
Service- Delicatessen
Service- Dry Cleaning- Pickup Station Only
Service- Food- Restaurant or Cafeteria
Service- Laundry and Dry Cleaning Self Service
Service- Library
Service- Locksmith
Service- Massage- Therapeutic
Service- Movie Rentals
Service- Post Office
Service- Reading Room
Service- Studio- Fine or Performing Arts
Service- Studio- Interior Decorating
Service- Studio- Photographic
Service- Tailor Shop

Tract B- 2.2 acres

The following uses are permitted. All but these are prohibited.

Alcohol- Alcohol- Beverage Retail Sales
Amusement- Video Games- Coin or Token operated
Animal- Pet Grooming- Small Animals only
Auto- Auto Rental- Pickup and Drop off Only
Dwelling- Dwelling- Attached Apartments With Maximum Density Of 20
Dwelling Units Per Gross Acre (Allowed Ratio of 2 Square foot
of Residential Floor Use To 1 Square foot Of Nonresidential
Floor Use) With Maximum Height of Three Stories
Housing- Housing- Group day Care Limited To 12 Individuals
Office- Office- no restrictions on square footage
Retail- Antique Store- Retail

Retail- Apparel & Accessory Store- retail
Retail- Art Gallery
Retail- Bakery- Retail
Retail- Bookstore
Retail- Camera, Photographic Equip. & Supplies- Retail
Retail- Candy, Nut, and Confectionary-Retail
Retail- Catering Shop
Retail- Convenience Ice House- Retail Convenience Store
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Retail- Drugstore- Apothecary
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Service- Locksmith
Service- Massage- Therapeutic
Service- Movie Rentals

Service- Post Office
Service- Reading Room
Service- Studio- Fine or Performing Arts
Service- Studio- Interior Decorating
Service- Studio- Photographic
Service- Tailor Shop

Tract C- 4.1 acres

Uses allowed in "MF-25" Zoning are permitted.

Tract D- 2.4 acres

Uses allowed in "MF-25" Zoning are permitted.

Tract E- 2.7 acres

Uses allowed in "RM-6" Zoning are permitted.

Z2002185

ZONING CASE NO. Z2002185 October 1, 2002

Applicant: San Antonio Housing Authority

Zoning Request: "MF-33" Multi Family District to "IDZ" Infill Development Zone District.

Jim Bailey, 831 W. Mistletoe, representing the applicant, stated the Master Plan for Victoria Courts redevelopment is currently undergoing the approval process with the Planning Department. He stated the rezoning to infill development provides the design flexibility necessary to create a walk able urban friendly mixed income community.

Staff stated there were 89 notices mailed out to the surrounding property owners, 2 returned in opposition and 17 returned in favor and the Lavaca Neighborhood Association is in favor

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motions was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 36.502 acres all of NCB 709 through 711, 883 through 885, 887, 1024 partially out of NCB 886, 3591 and 6135 at Durango Street to the north, Interstate Highway 37 to the east, Leigh Street to the south and Labor Street to the west.
2. There were 89 notices mailed, 2 returned in opposition and 17 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.