

1612 East 7th Street

Waller ESK

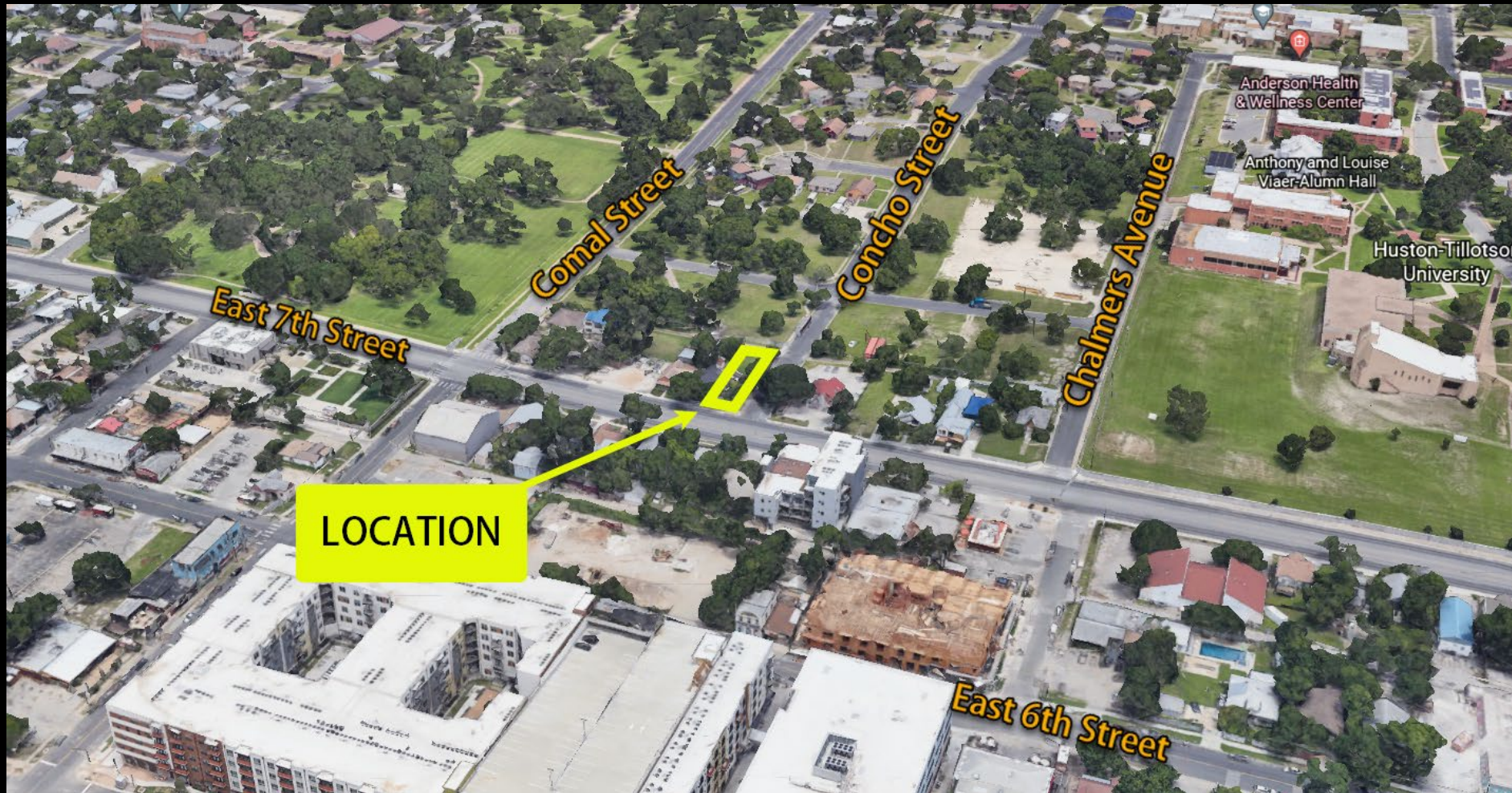
C14-2021-0087 / NPA-2021-0009.01

February 8, 2022

Aerial Zoomed Out



Aerial Zoomed Out



Aerial Zoomed In



Request

The requested Zoning Change/Neighborhood Plan
Amendment is from

Corridor MU (light brown)

to

TOD MU (dark brown)

for this property.

Project Summary

Project Summary

- Proposed project is hotel
- Regulated by Saltillo TOD Regulating Plan (STRP)
- Proposed site is on a TOD Core Transit Corridor
- Proposed site is 0.523 acres (22,806 square feet)
- Property is currently zoned TOD-Corridor Mixed Use
- Property is within ¼ mile of Saltillo Transit Station
- Surrounding Uses
 - North: GO-CO-NP (vacant)
 - South: TOD-NP
 - East: TOD-NP
 - West: TOD-NP

Project Summary

- Hotel will sit on four (4) tracts – 3 of which already have 60' height by right
- Adjacent lot will preserve Heritage Tree, significantly reducing developable area
- 60' height limit is consistent with:
 - 3 tracts immediately to the west
 - 2 tracts immediately across Concho St to the east
 - The majority of tracts to across 7th street to the south
- Tracts abutting the site to the north have a 60' height limit and are vacant.

Project Summary



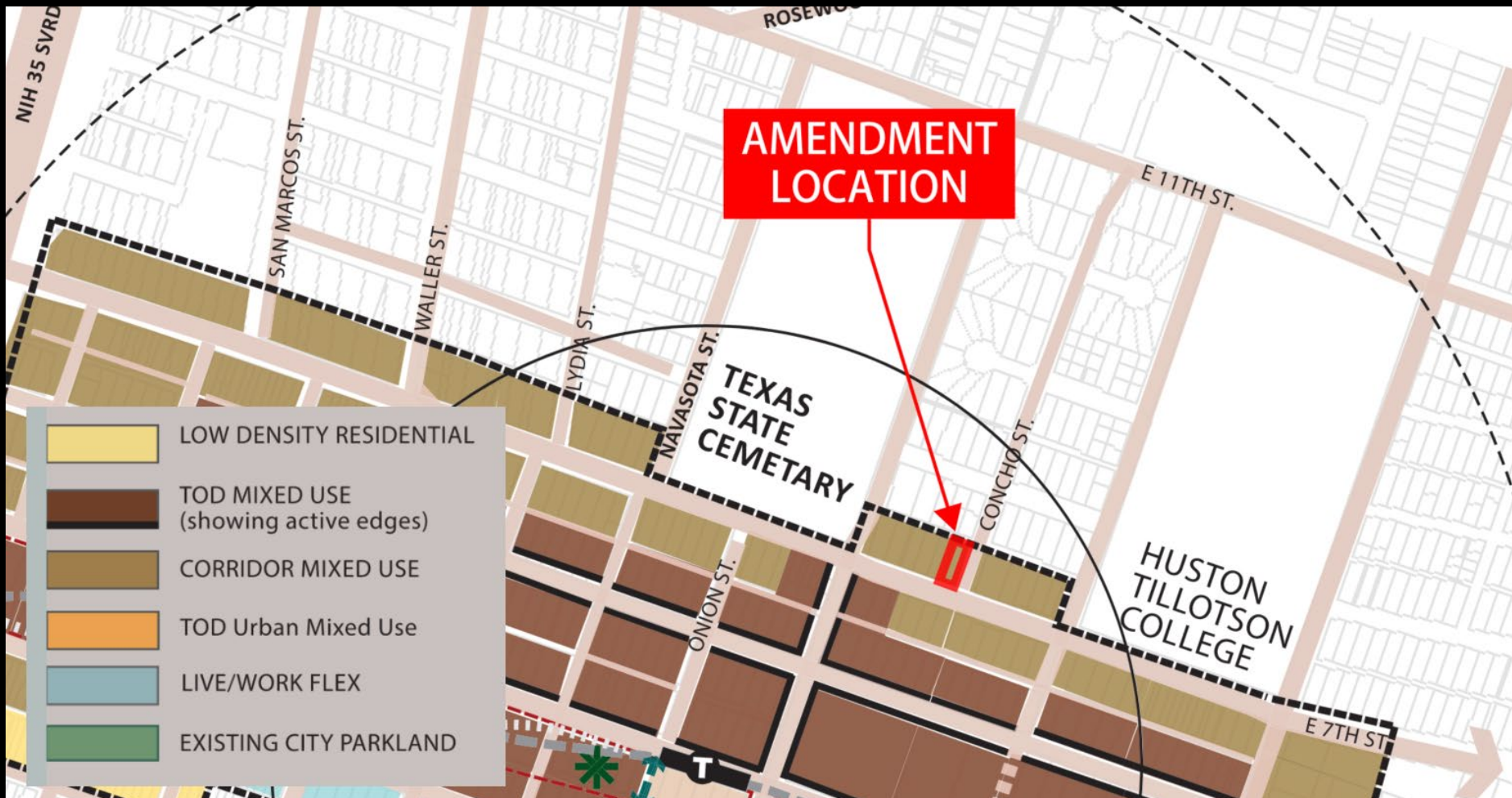


Project Summary

- Applicant will pursue a Density & Height Bonus (Section 4.3.3 of Saltillo TOD Regulating Plan) to achieve a 60' height to make project feasible with reduced development area
- Community Benefits
 - Fee-in-Lieu will be paid into Housing Assistance Fund to meet Density & Height Bonus requirements
 - Tree Care Program will be implemented to ensure Heritage Tree remains healthy – REQUESTED AT MEETING WITH NEIGHBORHOOD REPRESENTATIVES
 - Restrictive covenant applied to all 4 tracts limiting height to 60' – REQUESTED AT MEETING WITH NEIGHBORHOOD REPRESENTATIVES

Proposed Amendment

Proposed Amendment



Planning Context

Zoning Principles

- Granting a request for zoning should result in an equal treatment of similarly situated properties. ✓
- Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city. ✓
- Zoning should allow for a reasonable use of the property. ✓
- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character. ✓
- Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities. ✓
- The request should serve to protect and preserve places and areas of historical and cultural significance. ✓
- Zoning should promote clearly identified community goals such as creating employment opportunities or providing for affordable housing. ✓
- The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission. ✓

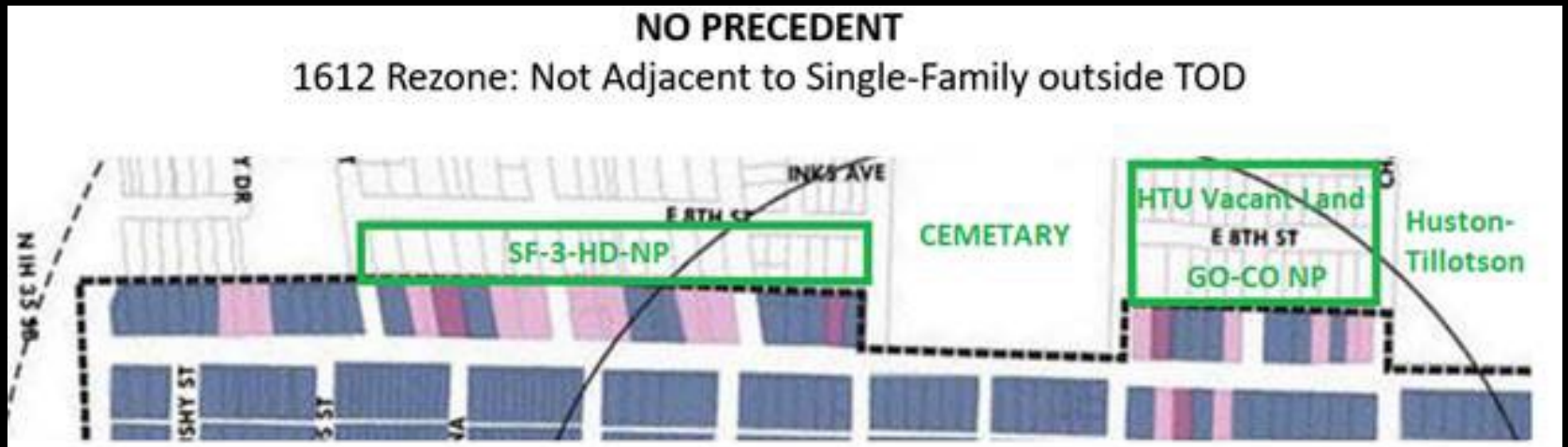
Saltillo TOD Neighborhood Plan

- To promote the Vision for the Plaza Saltillo TOD Station Area Plan; ✓
- To promote TOD principles intended to successfully integrate land use and transit by providing greater density than the community average, a mix of uses, and a quality pedestrian environment around a defined center; ✓
- To provide appropriate standards to ensure a high-quality appearance for development and redevelopment within the Plaza Saltillo TOD District and promote pedestrian-friendly design while also allowing for individuality, creativity, and artistic expression; ✓
- To improve the area's access to high quality transit services and create an environment that promotes walking and cycling; ✓

Saltillo TOD Neighborhood Plan (*cont.*)

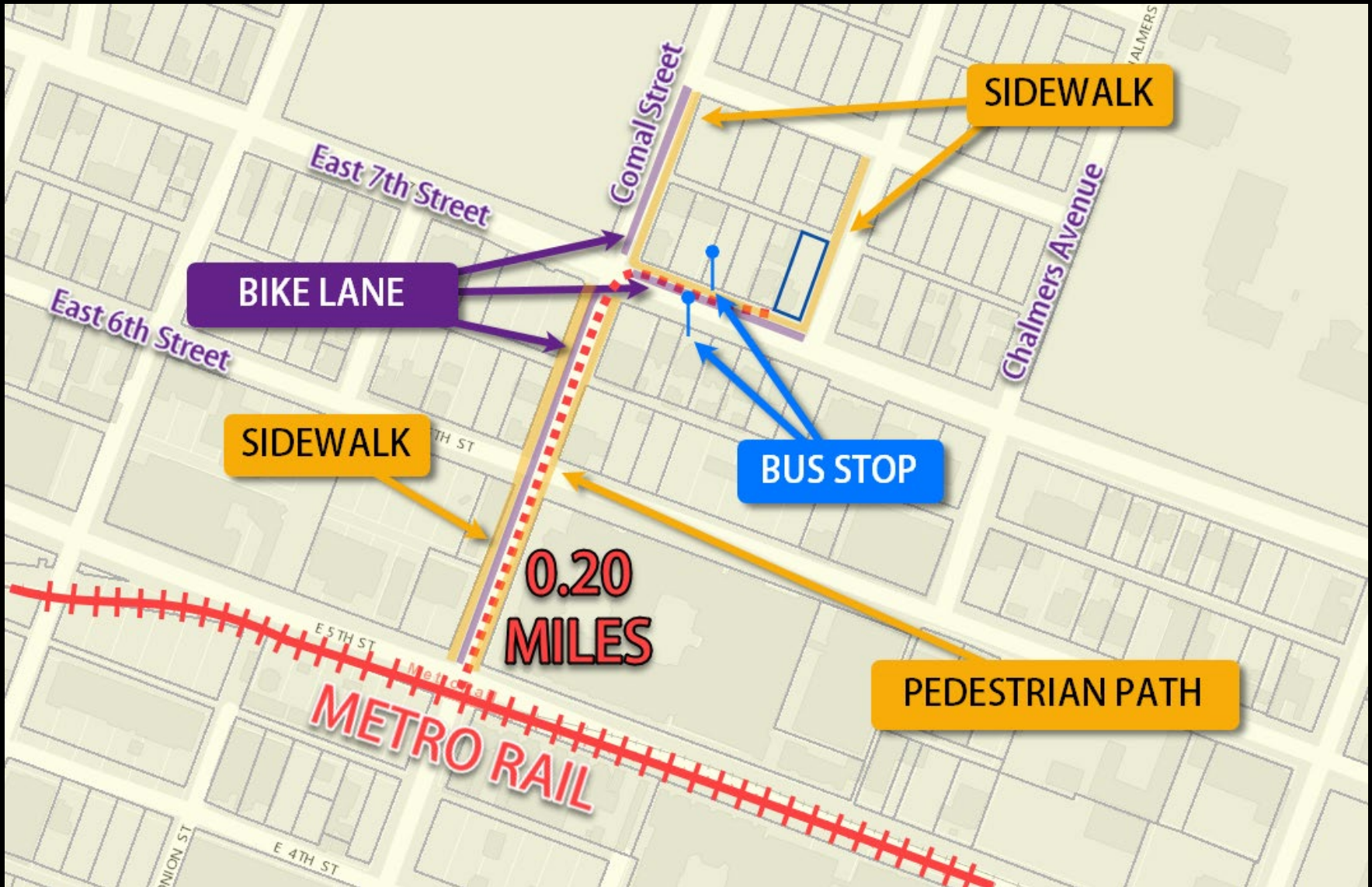
- To enhance neighborhoods by encouraging physical development that is of high quality and is compatible with the character and scale of the surrounding area; ✓
- To encourage development and redevelopment that relates to and connects with adjoining streets, transit, bikeways, pathways, open spaces, and neighborhoods; ✓
- To encourage development that serves people of all incomes and ages and provides a safe and welcoming environment for all types of households; and ✓
- To provide a set of standards that are clear and consistent throughout the TOD to facilitate development, redevelopment, and property assembly, in addition to being flexible and responsive to market conditions and fluctuations. ✓

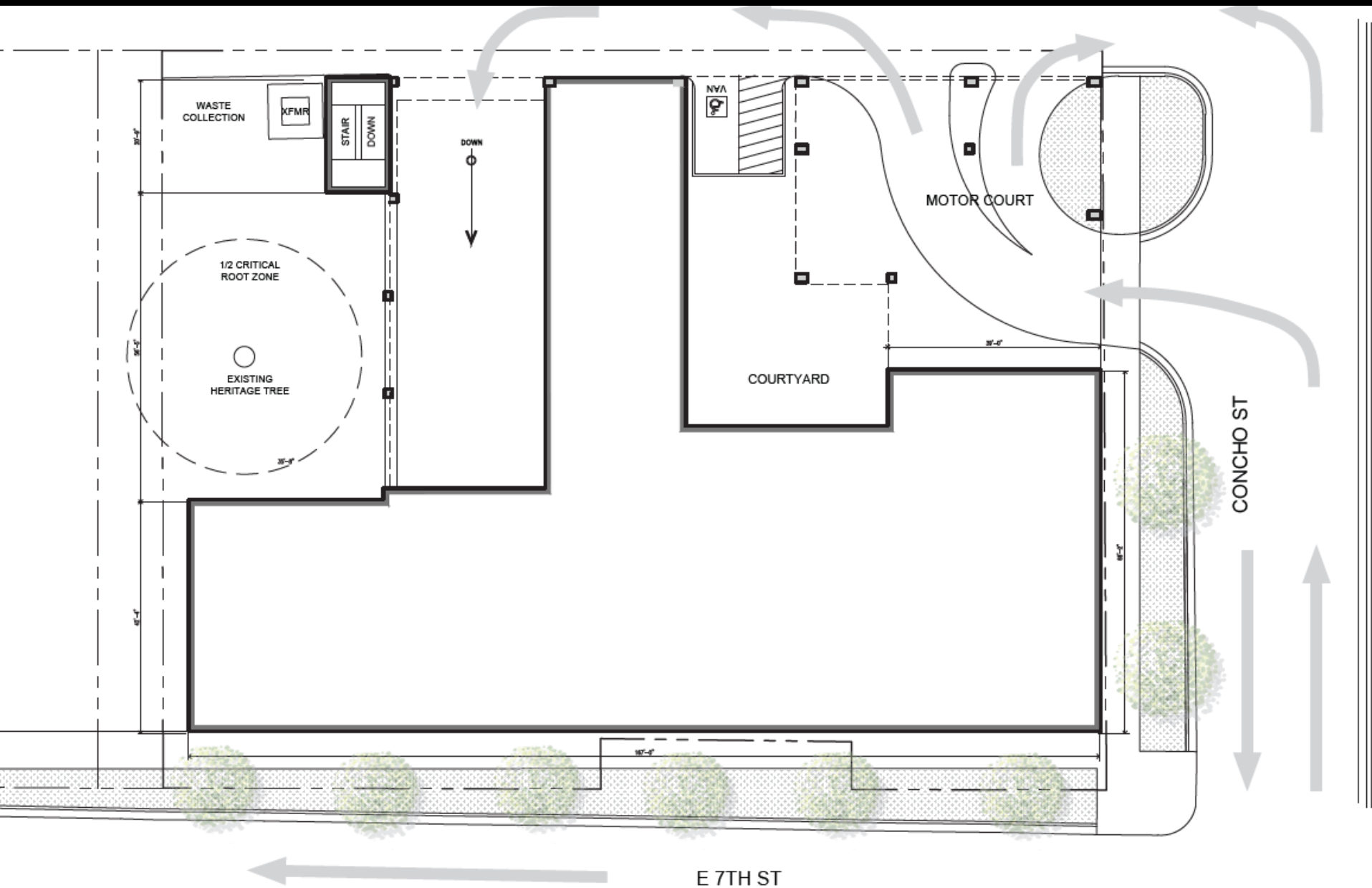
Precedent



The requested zoning and neighborhood plan amendment is unique to this area of the Saltillo TOD Regulating Plan in that it does not abut single family zoning or use to the north of the property outside of the TOD boundaries.

Transit & Transportation



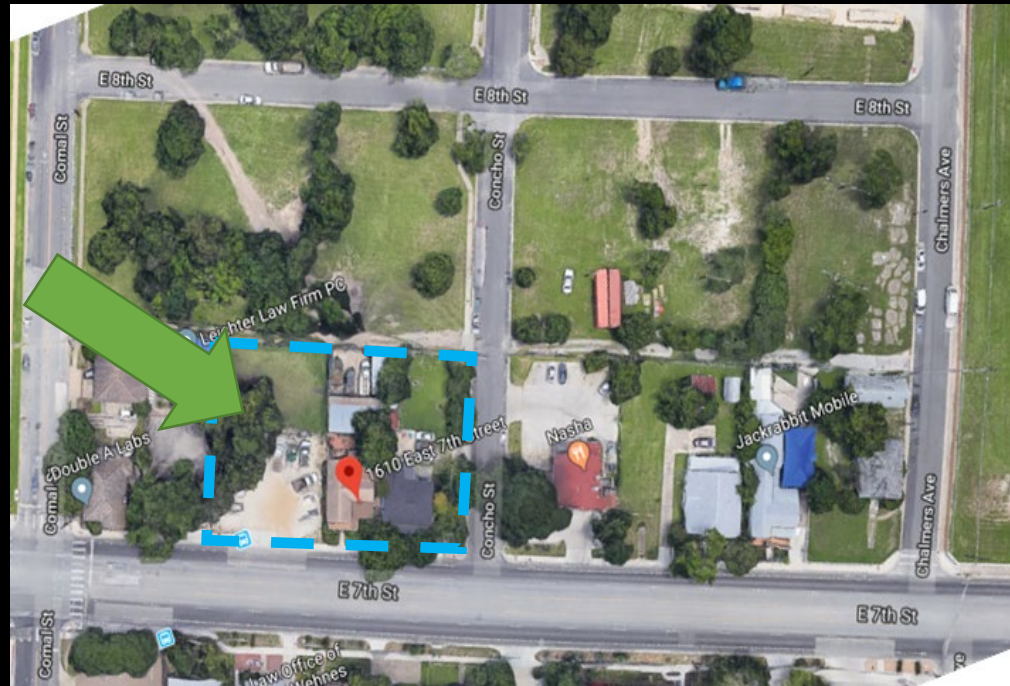


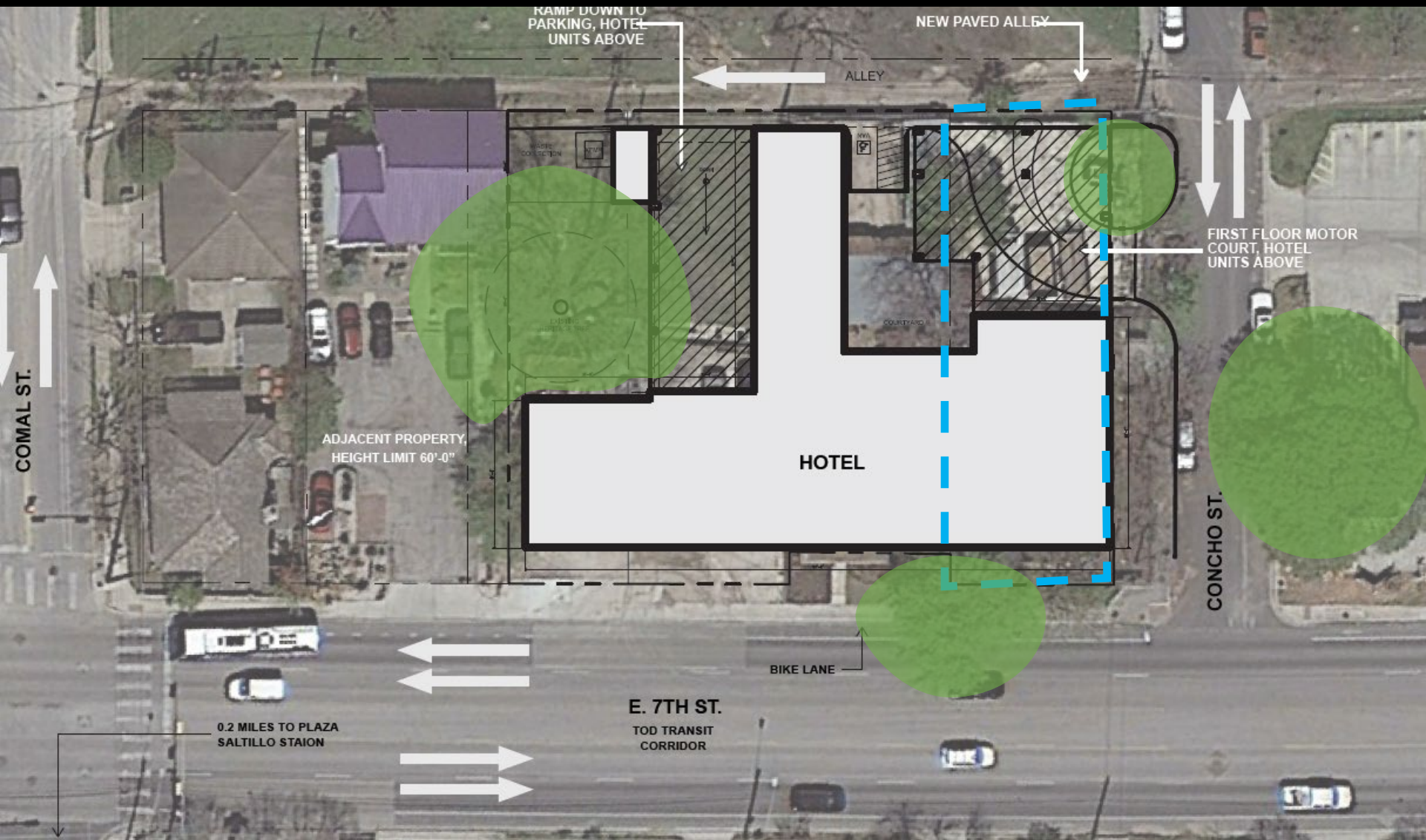
Compatibility



Heritage & Tree Preservation

- 43" Heritage Pecan
- Inspected by City Arborist in August 2020
- Want to maintain neighborhood tree canopy
- Proposed building to be designed around Critical Root Zone
- Proposed building to preserve canopy
- Additional ROW trees to be preserved
- Great streets will add additional new tree canopy along 7th and Concho Streets





Questions
