



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2843

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 5/18/2017

**Title:** PLAN AMENDMENT # 17032 (Council District 5): An Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017103)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Aerial Map, 3. Signed Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2017-05-18-0365

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 17032  
(Associated Zoning Case Z2017103)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Current Land Use Category:** "Low Density Residential"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 12, 2017

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Ladd Little Investment, Ltd

**Applicant:** NRP Properties, LLC

**Representative:** Brown & Ortiz, PC

**Location:** 319 W. Mitchell Street

**Legal Description:** Lot 21 & 22, NCB 2852

**Total Acreage:** 1.6618

**Notices Mailed**

**Owners of Property within 200 feet:** 48

**Registered Neighborhood Associations within 200 feet:** Lone Star Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation and Office of World Heritage

**Transportation**

**Thoroughfare:** West Mitchell Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** King Roger Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** McKay Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:**

VIA route 46 is within walking distance form the subject property.

**ISSUE:**

**Plan Adoption Date:** August 19, 1999

**Update History:** November 10, 2005

Goal-Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.

Goal- Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure

**Comprehensive Land Use Category**

**Low Density Residential:** Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low

density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.

**Example Zoning Districts:**

Residential Single Family Districts and Neighborhood Preservation Districts

**Comprehensive Land Use Category**

**Mixed use:** Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased 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. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as 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. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

**Example Zoning Districts:**

Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Commercial Use

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Lots and Commercial Use

South

**Future Land Use Classification**

Park/Open Space

**Current Use**

Single-Family Residences, Parking Lot, Duplex and Confluence Park

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences, Low Density Residential Duplex and Vacant Lot

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to construct a 4 story 81 unit apartment complex. The subject property is located within close proximity to Probandt and is surrounded by residential and commercial uses. The proposed Mixed Use aims to concentrate community scale commercial and residential uses to promote pedestrian activity and maintain unique character. The land use change to Mixed Use fits within the goals of the South Central San Antonio Community Plan to have mixed uses along the Probandt corridor.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends approval. The Mixed Use land use classification will encourage mixed-use zones to foster a greater mix of activities and social interaction.

**PLANNING COMMISSION RECOMMENDATION:**

Approval (7-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017103**

Current Zoning: "C-3 CD RIO-4 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Whole Sale and Warehouse

Proposed Zoning: "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary

Zoning Commission Hearing Date: April 18, 2017