



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4992

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 10/15/2015

**Title:** PLAN AMENDMENT # 15077 (Council District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.094 acres of land out of NCB 3975, located in the 200 Block of East Mitchell Street, from "Parks/Open Space" to "High Density Residential." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015273)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA15077 Adopted and Proposed LU Maps, 2. PA 15077 Aerial Map, 3. PC Signed Resolution, 4. DRAFT ORDINANCE, 5. Ordinance 2015-10-15-0885

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

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 15077  
(Associated Zoning Case Z2015273)

**SUMMARY:**

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

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

**Current Land Use Category:** Parks / Open Space

**Proposed Land Use Category:** High Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 9, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Archdiocese of San Antonio

**Applicant:** 210 Development Group, LCC

**Representative:** Big Red Dog Engineering

**Location:** Approximately 6.094 acres of land out of NCB 3975, located at the 200 Block of East Mitchell Street

**Total Acreage:** 6.094

**Notices Mailed**

**Owners of Property within 200 feet:** 47

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park

**Planning Team:** South Central Team - 15

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Mitchell Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Felisa Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Kalteyer Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Mission Road

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA bust Stop (route 42), located at the intersection of Mitchell Street at Kalteyer Street, adjacent to the subject property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** November 10, 2005 & December 6, 2007

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

**Strategy HOU-1.1:** Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure.

**Comprehensive Land Use Categories**

**Parks/Open Space:** Parks / Open Space includes both public and private lands available for active use (playgrounds, athletic fields) or environment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands)..

**Example Zoning Districts:**

None

**Comprehensive Land Use Categories**

**High Density Residential:** High-density residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification. High density residential provides for compact development consisting for the full range of residential types, including apartments, condominiums and assisting living facilities, High density residential is typical located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic though other residential uses.

**Example Zoning Districts:**

R-6, R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, MF-40, MF-50, MF-65

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Abandoned Saint John Seminary

North

**Future Land Use Classification**

Public/Institutional, Business Park, Mixed Use

**Current Use**

Juvenile Detention Center, Gas Station, Auto shop, meat packaging plant

East

**Future Land Use Classification**

Low Density Residential, Mixed Use

**Current Use**

Vacant Lots, Single-Family Homes, Bar, Motel

South

**Future Land Use Classification**

Parks/Open Space, Low Density Residential

**Current Use**

Vacant Lots, Single-Family Home

West

**Future Land Use Classification**

Parks/Open Space, Low Density Residential, Public/Institutional

**Current Use**

Mission Concepcion, Gas Station, Social Service Institution, Park, Multi-Family, Single-Family

**LAND USE ANALYSIS:**

The proposed Plan Amendment to High Density Residential will provide for an array of housing choices for the South Central Community. The applicant requests this Plan Amendment change to High Density Residential land use classification in order to redevelop the abandoned Saint John Seminary into apartments.

The proposed redevelopment may be used as a transitional buffer between lower density residential uses and the Juvenile Detention Center, the Social Service Institution, and other high intensive uses within the area. The redevelopment is located fronting Mitchell Street and it is located in a manner that does not direct traffic though other residential uses. The redevelopment plans were already approved by the Office of Historic Preservation. The proposed development offers to rehab the existing buildings with additional new construction. The proposed development meets the housing priority, values, and goals of the South Central San Antonio Community Plan.

The proposed Plan Amendment to “High Density Residential” will provide support and encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure. The development of the subject property with the “High Density Residential” use classification will contribute toward the South Central San Antonio Community Plan’s vision of compatibility by not significantly altering the existing development pattern.. The proposed change is not anticipated to pose any negative impact on adjacent neighboring uses or adversely affect any recreational amenities in the area.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The proposed amendment to High Density Residential will provide for the development of housing in the area.

**PLANNING COMMISSION RECOMMENDATION:** Approval (9-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015273

Current Zoning: "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "R-6 H MPOD-1 AHOD," Residential Single-Family Mission Historic Concepción Mission Protection Overlay Airport Hazard Overlay District Proposed Zoning: "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District (on 5.4552 acres) and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Concepción Mission Protection Overlay Airport Hazard Overlay District (on 0.6388 acres)

Zoning Commission Hearing Date: September 15, 2015