



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2932

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 5/10/2017

**Title:** PLAN AMENDMENT CASE # 17046 (Council District 1): A request by Kyle Zochert for approval of a resolution to amend the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed Use” on Lot 24, NCB 3599, located at 614 W Elmira Street. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017139)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Aerial Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Plan Amendment 17046  
(Associated Zoning Case Z2017139)

**SUMMARY:**

**Comprehensive Plan Component:** Five Points Neighborhood Plan

**Plan Adoption Date:** August 6, 2009

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Low Density Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 10, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Kyle Zochert

**Applicant:** Kyle Zochert

**Representative:** Kyle Zochert

**Legal Description:** Lot 24, NCB 3599

**Location:** 614 West Elmira Street

**Total Acreage:** 0.1148

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Five Points Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Elmira Street

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus lines are number 2, 82, 88, 202, 282 and 288, which operate along North Flores Street, east of the subject property.

**ISSUE:**

**Plan Adoption Date:** August 6, 2009

**Update History:** None

Goal 3, Objective 3.1: Utilize municipal zoning tools to preserve the architectural character of the historical housing stock.

**Comprehensive Land Use Categories**

**Low Density Residential:** Low Density Residential land use includes single-family homes on individual lots. A limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encouraged within this category.

**Example Zoning Districts:**

R-3, R-4, R-5, R-6

**Comprehensive Land Use Categories**

**Low Density Mixed Use:** Low Density Mixed Use includes neighborhood commercial, office, small lodging, and medium density residential uses mixed within buildings and along the blockface. Shared parking among adjacent uses is encouraged. Walkability is an important factor. Buildings should be designed to encourage walkable spaces through: locating parking in the rear of the building and encouraging on-street parking; creating architecturally interesting buildings at the street level; creating and maintaining well landscaped green spaces along the street; building and/or improving adjacent sidewalks; providing bicycle facilities; and improving lighting along the pedestrian path.

**Example Zoning Districts:**

RM-4, RM-5, RM-6, MF-18, MF-25, NC, C2-P, IDZ, TOD, MXD, UD, FBZD

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Single-Family Residence

North

**Future Land Use Classification**

Low Density Residential and Low Density Mixed Use

**Current Use**

Duplexes, Apartments, Single-Family Residential

East

**Future Land Use Classification**

Low Density Residential, Parks and Open Space

**Current Use**

Single-Family Residence, Right-of-Way Section

South

**Future Land Use Classification**

High Density Residential

**Current Use**

Vacant Lot, I-35 Access Road

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Homes

**PROXIMITY TO REGIONAL CENTER/TRANSIT CORRIDOR:**

The subject property is located within the Midtown Regional Center and not within a half mile of a Premium Transit Corridor.

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to renovate the currently vacant building on the property into two residential units. The subject property is located on a 0.1148-acre block. The majority of the surrounding land use is low density residential as well as some high density residential and low density mixed use. The properties immediately adjacent to the subject property are low density residential, and the property should keep this land use designation in order to maintain consistency with the plan, which discourages the conversion of single family homes.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Five Points Neighborhood Plan, as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends denial. The subject property should retain the Low Density Residential land use because of its location within an area of predominately single family uses and proximity to other Low Density Residential land uses.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2017139

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Two Residential Units

Zoning Commission Hearing Date: June 6, 2017