



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-1258

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 6/19/2014

**Title:** PLAN AMENDMENT #14040 (District 1): An Ordinance amending the future land use plan contained in the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.32 acre tract of land located at 308 Warren Street from Low Density Residential land use to High Density Residential land use. Staff and Planning Commission recommend denial. (Associated Zoning Case # Z2014143)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps\_PA14040, 2. Signed Resolution PA14040, 3. 14-1258 PA 14040 DRAFT ORDINANCE, 4. Ordinance 2014-06-19-0479

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**

Plan Amendment 14040

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **Five Points Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.32 acre tract of land located at 308 Warren Street from **Low Density Residential** land use to **High Density Residential** land use.

The Department and Planning Commission recommend denial. High Density Residential is not consistent with the land use goals set by the Five Points Neighborhood Plan. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

**BACKGROUND INFORMATION:**

**Applicant:** Abelardo Juarez

**Owner:** COGO Investments, LLC

**Property Location:** 308 Warren Street

**Acreage:** 0.32

**Current Land Use of site:** designated Low Density Residential; occupied by a vacant single-family residential structure

**Adjacent Land Uses:**

**N:** Designated Low Density Residential; occupied by a single-family home

**E:** Designated High Density Residential; occupied by a high-rise apartment building

**S:** Designated Medium Density residential; occupied by multi-family homes

**W:** Designated Low Density Residential; occupied by a single-family home

**Comprehensive Plan Analysis:**

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

**Plan Adoption Date:** February 3, 2004

**Update History:** June 12, 2009

**Plan Goals:**

**Goal 3: Preserve the existing housing stock**

A High Density Residential land use classification is not consistent with the land use goals set by the Five Points Neighborhood Plan. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

**LAND USE ANALYSIS:**

The subject property is located between North Flores Street and San Pedro Avenue, immediately west of the San Antonio Housing Authority's Villa Tranchese Senior Citizen Home, which is a high-rise structure. The subject property is classified as Low Density Residential in the Five Points Neighborhood Plan.

The Five Points Neighborhood Plan defines Low Density Residential land use with single-family homes on individual lots. According to the Land Use Plan, 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. One of the neighborhood's highest priorities, according to the plan, is to conserve the existing housing stock, and the planning team recognizes and appreciates the varying residential densities. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

The applicant is requesting this plan amendment to be able to convert the existing single-family home structure, according to the Bexar County Appraisal District records, into a multi-family structure. As noted above, the Five Points neighborhood wants to preserve the existing low density character of the neighborhood and wants to avoid this type of conversions in the neighborhood. Not allowing this land use change is one of the primary goals of the Neighborhood Plan, therefore it is consistent with the Plan.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Warren Street is a local street. San Pedro Avenue, located two blocks east of the subject property, is a Primary Arterial Type B roadway. North Flores Street, a Secondary Arterial Type B roadway, is located two blocks west of the subject property. Jackson Street, Marshall Street and Poplar Street are local streets. Several VIA bus stops are located nearby on San Pedro Avenue, and North Flores Street. San Pedro Avenue is served by routes 3, 4, 86 and 92. North Flores Street is served by route 2. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property will be accessible only

from Warren Street.

**COMMUNITY FACILITIES ANALYSIS:**

Austin Academy and Salvation Army Hope Center are located a couple blocks south of the subject property. The requested land use change should not create any additional demand for community facilities.

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Low Density Residential.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

Denial. High Density Residential is not consistent with the land use goals set by the Five Points Neighborhood Plan. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 14, 2014

Denial. Resolution Attached

Newspaper Publication Date of Public Hearing: April 24, 2014

No. of notices mailed 10 days prior to Public Hearing: 18 to owners of property within 200 feet; 18 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Five Points Owners Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014143**

Current zoning: R-4

Proposed zoning: MF-25

Zoning Commission Public Hearing Date: May 20, 2014

Approval.