



City of San Antonio

Legislation Details (With Text)

File #: 19-5266

Type: Plan Amendment

In control: Planning Commission

On agenda: 7/24/2019

Title: (WITHDRAWN) PLAN AMENDMENT # PA-2019-11600029 (Council District 1): A request by John and Jackie Contreras, applicant, for approval of a Resolution to amend the Midtown Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 19, Block 9, NCB 2020, located at 411 Cincinnati Avenue. (Associated Zoning Case Z-2019-10700112) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2019-11600029
(Associated Zoning Case Z-2019-10700112)

SUMMARY:

Comprehensive Plan Component: Midtown Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 24, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Cincinnati Place Apartments, LLC

Applicant: John and Jackie Contreras

Representative: John and Jackie Contreras

Location: 411 Cincinnati Avenue

Legal Description: Lot 19, Block 9, NCB 2020

Total Acreage: 0.1664

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Uptown Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Cincinnati Ave

Existing Character: Minor

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 95, 96, 97, 289, 296

Comprehensive Plan

Comprehensive Plan Component: Midtown Regional Center Plan

Plan Adoption Date: June 6, 2019

Plan Goals:

- Goal 2: Housing Preserve and revitalize the neighborhoods' unique mix of quality housing.
- Objective 2.3: Home Improvement and Maintenance Improve the condition, appearance and maintenance of the neighborhoods' housing and yards.

Comprehensive Land Use Categories

Land Use Category: "Low Density Residential"

Description of Land Use Category:

- Low-Density Residential uses include single-family houses on individual lots.
- Low-Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments.
- A duplex also is acceptable. However, a duplex and a granny flat on one lot is not considered to be a Low-Density Residential use.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, R-20

Comprehensive Land Use Categories

Land Use Category: "Medium Density Residential"

Description of Land Use Category:

- Medium-Density Residential uses include three-and four-unit family dwellings and townhouses.
- Low-Density Residential uses also can be found within this classification.
- In areas identified as Medium-Density Residential, the neighborhoods support additional density in the larger structures while conserving the existing housing stock and maintaining the buildings' architectural character.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Multi-Family use

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family use

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family use

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family use

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family use

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Midtown Regional Center and located within the Premium Transit Corridor.