



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1095  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 1/13/2016

**Title:** PLAN AMENDMENT # 16019 (Council District 1): A request by Carl Morgan, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.1664 acres of land out of NCB 2020 located at 425 Cincinnati Avenue from "Low Density Residential" to "Neighborhood Commercial." Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. Draft Resolution

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

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 16019  
 (Associated Zoning Case Z2016071)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Neighborhoods Plan

**Plan Adoption Date:** October 12, 2000

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

**Proposed Land Use Category:** Neighborhood Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 13, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Carl Morgan

**Applicant:** Carl Morgan

**Representative:** Carl Morgan

**Location:** 425 Cincinnati Avenue

**Legal Description:** 0.1664 acres of land out of NCB 2020

**Total Acreage:** 0.1664 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 5

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Cincinnati Avenue

**Existing Character:** Local Type A

**Proposed Changes:** None

**Thoroughfare:** I-10

**Existing Character:** Primary Arterial Highway

**Proposed Changes:** None

**Thoroughfare:** Kensington Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA #51 bus stop near the subject property between Kensington Avenue and Culebra Road.

**ISSUE:**

**Plan Adoption Date:** October 12, 2000

**Update History:** None

Objective 1.3: Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers.

**Comprehensive Land Use Categories**

**Low Density Residential:** 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. For example, a single-family house with a garage apartment is allowed under this category. 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. One of the neighborhoods' highest priorities is to conserve the existing housing stock. The neighborhoods also recognize and appreciate the varying densities found in their residential areas. In recognition of the varying residential densities, the neighborhoods would like to see the structures built as multifamily housing continues in this use, even when located within a Low-Density Residential area. However, if a structure was built as a

single-family house and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to single-family use when located within the Low-Density Residential classification. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density. For example, if a property owner finds it infeasible to convert a four-unit structure into a single-family dwelling, the neighborhood would support reducing the density to a duplex.

### **Comprehensive Land Use Categories**

**Neighborhood Commercial:** Neighborhood Commercial includes low-impact convenience retail or service uses, generally serving the neighborhood area, as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops, and live/work units. Service uses could include shoe repair shops, dry cleaners and doctors' offices. Residential uses include multi-family housing such as duplexes, three-to-four-unit family dwellings, small apartments or townhouses. The neighborhoods encourage the use or adaptive use of existing commercial or residential structures in areas identified for Neighborhood Commercial development while maintaining the buildings' architectural character. For example, a single-family house in the Neighborhood Commercial area could be adapted into a coffee shop while maintaining the house's architectural features. Businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Neighborhood Commercial

#### **Current Use**

Vacant Residence

North

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Single-Family Residences

East

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Single-Family Residences

South

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Single-Family Residences

West

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Commercial Building

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change for the proposed use of commercial development on the subject property. The subject property is located on a small block, apart from the adjoining neighborhood. The subject property's location on the neighborhood's perimeter facing a major roadway, along with the general surrounding conditions which include commercial uses to the west and its close proximity to a commercial node at the intersection of IH-10 and Cincinnati Avenue, makes it appropriate for the Neighborhood Commercial land use classification. The Neighborhood Commercial classification supports the Midtown Neighborhoods Plan objectives of promoting economic growth in the area along its commercial arterials.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Midtown Neighborhoods Neighborhood Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The subject property's location on the neighborhood's perimeter of a commercial building, together with the general surrounding conditions which include commercial uses to the west and its close proximity to a commercial node at the intersection of IH-10 and Cincinnati Avenue, makes it appropriate for the Neighborhood Commercial land use classification.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016071**

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: January 19, 2016