



City of San Antonio

Legislation Details (With Text)

File #: 15-2752

Type: Plan Amendment

In control: City Council A Session

On agenda: 5/7/2015

Title: PLAN AMENDMENT #14053 (District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.683 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive from "Low Density Residential" to "Mixed Use". Staff and Planning Commission recommend Approval.(Associated Zoning Case # Z2014213)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. DRAFT ORDINANCE

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Plan Amendment 14053
(Associated Zoning Case Number Z2014213)

SUMMARY:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 18, 2005

Current Land Use Category: Low Density Residential

Proposed Land Use Category Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 13, 2014

Case Manager: Robert C. Acosta, Planner

Property Owner: Home Living Hospitality, Ltd.

Applicant: KLOVE Engineering, LLC

Representative: KLOVE Engineering, LLC

Location: Approximately 5.681 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive

Total Acreage: 5.681

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: P.A.C.E.

Planning Team: 29

Applicable Agencies: None

Transportation

Thoroughfare: Ray Ellison Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Five Palms

Existing Character: Collector Street

Proposed Changes: None

Thoroughfare: Elm Valley

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Fern Valley

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop along side of the subject property on Five Palms Drive.

ISSUE:

Plan Adoption Date: August 18, 2005

Update History: June 16, 2011

Goal 1: Attract new businesses, services and retail establishments to the United Southwest Communities.

Objective 1.1.4 Promote mixed use, live-work areas in accordance with the land use plan.

Comprehensive Land Use Categories

Low Density Residential: This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

Example Zoning Districts:

R-4, R-6, R-5, NP-8, NP-10, NP-15, and UD

Comprehensive Land Use Categories

Mixed Use: Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscape, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. A mix of uses in the same building of development is highly encouraged. Examples of Mixed Use include ground floor retail uses with residential uses above; integration of office and retail uses in the same building.

Example Zoning Districts:

MXD, MPCD, TOD, FBZD, O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF categories

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot

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

Medium Density Residential

Current Use

Vacant Lot and Multi-Family Homes

West

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot

LAND USE ANALYSIS:

The subject property is a vacant lot located along the east side of Five Palms Drive at the intersection of Five Palms Drive and Elm Valley within the United Southwest Communities Plan. The applicant requests this plan amendment and associated zoning change in order to develop a multi-family development and a commercial center.

The subject property's location on a collector street, along with the general surrounding conditions, which

include multi-family uses to the west and south, make it appropriate for the Mixed Use land use classification. The development of the subject property as Mixed Use would contribute toward the plan's vision of promoting mixed use, live-work areas. The Mixed Use land use classification supports the goals of the United Southwest Communities Plan of attracting new businesses, services and retail establishments to the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the United Southwest Communities 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 a collector street, along with the general surrounding conditions, which include multi-family uses to the south make it appropriate for the Mixed Use land use classification. The development of the subject property as Mixed Use would contribute toward the plan's vision of attracting new businesses, services and retail establishments to the area.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014213

Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: December 16, 2014

Zoning Commission Recommendation: Denial