



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1443

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 2/15/2018

**Title:** PLAN AMENDMENT CASE # 17077 (Council District 1): An Ordinance amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017265) (Continued from January 18, 2018)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-02-15-0117

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 17077  
(Associated Zoning Case Z2017265)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Neighborhoods Plan

**Plan Adoption Date:** November 9, 2005

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 27, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** VHS Family Limited Partnership

**Applicant:** Victor Salas Hugo Sr.

**Representative:** Victor Salas Hugo Sr.

**Location:** 115 Cincinnati Avenue

**Legal Description:** Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032

**Total Acreage:** 0.1722 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Beacon Hill Area Neighborhood Association

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Cincinnati Avenue

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #2, #202,#95,# 96, #97,# 289, #296 and are all within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Midtown Neighborhoods Plan

**Plan Adoption Date:** November 9, 2005

**Plan Goals:** Objective 1.3: Business Development 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.

1.3.5 Encourage businesses to locate in identified neighborhood commercial centers along Blanco.

**Comprehensive Land Use Categories**

**Land Use Category:** Medium Density Residential

**Description of Land Use Category:** Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

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

**Land Use Category:** Mixed Use

**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.

**Permitted Zoning Districts:** NC, 0-1, C-1, C-2, RM-6, RM-5, RM-4, MF-25

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant Building

Direction: North

**Future Land Use Classification:**

Mixed Density Residential

**Current Land Use Classification:**

Multi-Family Apartment, Single-Family Residential

Direction: East

**Future Land Use Classification:**

Mixed Density Residential

**Current Land Use Classification:**

Duplex, Four-Plex and Single-Family Residential

Direction: South

**Future Land Use Classification:**

Mixed Density Residential

**Current Land Use Classification:**

Single-Family Residential and Commercial

Direction: West

**Future Land Use Classification:**

Mixed Use

**Current Land Use:**

Commercial and Adult Day Care

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within the Midtown Regional Center and is within the Near North Corridor Buffer

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The property is designated “Medium Density Residential” for the future land use. The request to amend the plan to “Mixed Use” will be consistent and compatible with the adjacent property to the East. The request is also compatible with the land use plan to occupy underutilized buildings and encourage businesses growth along Blanco Road corridor.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Midtown Neighborhoods Plan, as presented above.

2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017265**

Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: "C-2 NCD-5 AHOD" Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Zoning Commission Hearing Date: October 3, 2017