



City of San Antonio

Agenda Memorandum

File Number: 18-2144

Agenda Item Number: 18.

Agenda Date: 3/28/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18040

(Associated Zoning Case Z2018130)

SUMMARY:

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "High Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 28, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Weinritter Realty, LP

Applicant: The Legacy at Buena Vista, LP

Representative: Henry Flores

Location: 1409 Buena Vista Street

Legal Description: 1.711 acres out of NCB 2310

Total Acreage: 1.711

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association

Applicable Agencies: None

Transportation

Thoroughfare: Buena Vista Street

Existing Character: Principal

Proposed Changes: None Known

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

Routes Served: 3, 25, 75, and 76

Comprehensive Plan

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Plan Goals:

- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.
- 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

- Medium intensity commercial uses that serve two or more neighborhoods.
- Should be located along arterial roads near intersections.
- Ideally incorporates buffer yards and shared parking and internal circulation with adjacent uses.
- Examples include convenience stores with gasoline, car washes, minor auto repair & servicing, small grocery stores, medium sized restaurants, and community shopping centers.

Permitted Zoning Districts: NC, C1, C2, C2-P, O-1, UD, O-1

Comprehensive Land Use Categories

Land Use Category: “High Density Mixed Use”

Description of Land Use Category:

- Uses with more than four units on individual lots including apartment complexes and condominiums.
- Transition use between medium density residential and commercial uses, generally located on arterials or higher order streets.
- Ideally developed to be in scale, height, and massing of existing high density residential uses in the area.
- Medium Density uses also allowed.

Permitted Zoning Districts: R3, R4, R5, R6, RM-4, RM-5, RM-6 MF-25 (2 stories), MF-33 (3 stories), MF-40 (5 stories)

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Food Retail Reseller

Direction: East

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Single Family Residences and Coffee Roasters

Direction: South

Future Land Use Classification:

Low Density Mixed Use

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Mixed Use

Current Land Use:

Bank

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Community Commercial” to “High Density Mixed Use” is requested in order to rezone the property to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF” multi-family not to exceed 57 units per acre. This is consistent with the Guadalupe Westside Community Plan’s objective to improve the quality, variety, and accessibility of the private and public housing stock for individuals of all ages and economic levels. The future land use classification for the property is “Community Commercial”, which is compatible with the existing uses along the Buena Vista corridor. The proposed Plan Amendment to “High Density Mixed Use” is a compatible transition for the “R-4” base zoning to the south and the “I-1” base zoning to the north. Also, the “High Density Mixed Use” future land use classification will add diverse housing options in the west side, while also promoting infill development on an existing vacant lot.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018130

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF" Multi-Family not to exceed 57 units per Acre

Zoning Commission Hearing Date: April 3, 2018