



City of San Antonio

Agenda Memorandum

File Number: 18-4139

Agenda Item Number: P-2.

Agenda Date: 8/2/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18061

(Associated Zoning Case Z2018203)

SUMMARY:

Comprehensive Plan Component: Five Points Neighborhood Plan

Plan Adoption Date: February 3, 2000

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Low Density Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 13, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: MPSM LLC

Applicant: Roger A. Perez

Representative: Roger A. Perez

Location: 919 West Poplar Street

Legal Description: 0.25 acres out of NCB 751 (save and except the west 5-feet of the south 100-feet)

Total Acreage: 0.25

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Five Points Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: West Poplar Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 2, 82, 88, 202, 282 and 288

Thoroughfare: North Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

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

Routes Served: 2, 82, 88, 202, 282 and 288

Comprehensive Plan

Comprehensive Plan Component: Five Points Neighborhood Plan

Plan Adoption Date: February 3, 2000

Plan Goals:

- Goal 2: Promote responsible economic development
 - Objective 2.2: Work with developers so that new and renovated buildings do not overwhelm the architectural character of the neighborhood. When possible, new buildings should be built in context with the historic nature of the community.
- Goal 3: Preserve the existing housing stock
 - Objective 3.1: Utilize municipal zoning tools to preserve the architectural character of the historical housing stock

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Low Density Residential land use includes single-family homes on individual lots. A limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encouraged within this category.

One of the neighborhood’s highest priorities is to conserve the existing housing stock, and they recognize and appreciate the varying residential densities. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

The Five Points Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock when possible. When residential units are newly constructed, the neighborhood urges the property owner to match the architectural character of current low density residential structures.

Corresponding Zoning Districts: R-3, R-4, R-5 and R-6

Comprehensive Land Use Categories

Land Use Category: “Low Density Mixed Use”

Description of Land Use Category:

Low Density Mixed Use includes neighborhood commercial, office, small lodging, and medium density residential uses mixed within buildings and along the blockface. Shared parking among adjacent uses is encouraged.

Walkability is an important factor. Buildings should be designed to encourage walkable spaces through: locating parking in the rear of the building and encouraging on-street parking; creating architecturally interesting buildings at the street level; creating and maintaining well landscaped green spaces along the street; building and/or improving adjacent sidewalks; providing bicycle facilities; and improving lighting along the pedestrian path.

Corresponding Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, NC, C-2P, IDZ, TOD, MXD, UD, FBZD

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Low Density Mixed Use and Low Density Residential

Current Land Use Classification:

Vacant, Parking Lot and Unknown

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

Low Density Residential and Low Density Mixed Use

Current Land Use Classification:

Parking Lot, Single-Family Residences and Meat Market

Direction: West

Future Land Use Classification:

Low Density Mixed Use

Current Land Use:

Parking Lot and MK Davis Restaurant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Midtown Regional Center and half a mile of Premium Transit Corridor

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (10-0) recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Low Density Mixed Use” is requested in order to rezone the property to “C-2P” Commercial Pedestrian District. This is consistent with the Five Points Neighborhood Plan’s goal to utilize municipal zoning tools to preserve the architectural character of the historical housing stock. The M.K. Davis Restaurant is a popular restaurant that experiences heavy traffic throughout the day. Due to the shortage of parking, customers resort to parking on the surrounding residential streets. The proposed Plan Amendment to “Low Density Mixed Use” will mitigate the non-residential parking around the local area into a new designated parking lot specifically for M.K. Davis.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Five Points Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018203

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District

Zoning Commission Hearing Date: June 19, 2018