



City of San Antonio

Agenda Memorandum

File Number: 19-1567

Agenda Item Number: 12.

Agenda Date: 2/13/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA2018-900013
(Associated Zoning Case Z2018-900017)

SUMMARY:

Comprehensive Plan Component: Midtown Neighborhoods Plan

Plan Adoption Date: October 12, 2000

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 13, 2019. This case is continued from the January 9, 2019 hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: George Green

Applicant: George Green

Representative: Patrick Christensen

Location: 741 & 725 West Ashby Place

Legal Description: 0.411 acres out of NCB 1891

Total Acreage: 0.411

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Alta Vista

Applicable Agencies: Parks & Recreation; Office of Historic Preservation; Planning Department

Transportation

Thoroughfare: West Ashby Place

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: 3, 4, and 20

Thoroughfare: North Flores Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 3, 4, and 20

Comprehensive Plan

Comprehensive Plan Component: Midtown Neighborhoods Plan

Plan Adoption Date: October 12, 2000

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.
- Goal 1: Parks & Recreation Facilities and Programs: Develop, enhance and maintain parks, recreational facilities, recreational and community programs to meet the needs of the Midtown Neighborhoods planning area.
- Goal 2: Community Appearance and Safety Promote a safe, clean and livable environment for area residents and future generations, while preserving the traditional character of the Midtown neighborhoods.

Comprehensive Land Use Categories

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category:

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 singlefamily 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 onstreet 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 Category: “Mixed Use”

Description of Land Use Category:

This classification includes a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential. Commercial development, potentially at a higher intensity than found in the Neighborhood Commercial classification, would be the most common land use. This classification calls for the development of design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit.

The neighborhoods support the use or adaptive use of existing commercial or residential areas identified for Mixed-Use development while maintaining the buildings’ architectural character. 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 Land Use Classification:

Restaurant and San Antonio Little Theater

Direction: North

Future Land Use Classification:

Neighborhood Commercial and Medium Density Residential

Current Land Use Classification:

Single-Family Residences and Multi-Family Residences

Direction: East

Future Land Use Classification:

Neighborhood Commercial and Medium Density Residential

Current Land Use Classification:

Single-Family Residences and Office Building

Direction: South

Future Land Use Classification:

Parks/Greenspace

Current Land Use Classification:

San Pedro Springs Park

Direction: West

Future Land Use Classification:

Neighborhood Commercial and Low Density Residential

Current Land Use:

Florist and Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Neighborhood Commercial” to “Mixed Use” is requested in order to rezone the property to “IDZ NCD-2 AHOD” Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Theater. This is consistent with the Midtown Neighborhoods Plan’s goal to develop, enhance and maintain parks, recreational facilities, recreational and community programs to meet the needs of the Midtown Neighborhoods planning area.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

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: Z2018-900017

Current Zoning: “C-2NA NCD-2 AHOD” Commercial Nonalcoholic Sales Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “O-1 IDZ NCD-2 AHOD” Office Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: “IDZ NCD-2 AHOD” Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Theater

Zoning Commission Hearing Date: January 15, 2019