



City of San Antonio

Agenda Memorandum

File Number: 14-1562

Agenda Item Number: P-2.

Agenda Date: 8/7/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Plan Amendment 14055

SUMMARY:

An Ordinance amending the future land use plan contained in the **Midtown Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately Lots 1, 2, 9, and 10, Block 10, NCB 1890 save and except those portions of Lots 1, 9, and 10 conveyed to the City of San Antonio in Volume 1956, Page 74 of the Bexar County Deed Records, located at 615 West Ashby Place and 626 West French Place, from **Public/Institutional** land use to **Neighborhood Commercial** land use.

The Department and Planning Commission recommend approval. Overall the extended area surrounding the subject property is consistent and compatible with the proposed land use. The proposed amendment to the Public/Institutional land use classification will provide consistency with the adjacent Neighborhood Commercial classification to the west.

BACKGROUND INFORMATION:

Applicant: Janice Hinds

Owner: Johannes and Joanna Laven

Property Location: 615 West Ashby Place and 626 West French Place

Acreage: 0.8742

Current Land Use of site: Vacant Structures

Adjacent Land Uses:

N: Designated Low Density Residential and Medium Density Residential; occupied by Single Family Residential and Mix Density Residential

E: Designated Public/Institutional; occupied by School

S: Designated Park and Green Space; occupied by San Pedro Park

W: Designated Medium Density Residential and Neighborhood Commercial; occupied by Mix Density Residential and Church Facility

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: Midtown Neighborhood Plan

Plan Adoption Date: October 12, 2000

Update History: None

Plan Goals:

Goal 1, 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.

Objective 1.3.7 Identify incentives to stimulate the rehabilitation of commercial buildings in the plan area. Encourage businesses to improve their facades, open boarded-up storefronts, and find alternatives to unappealing security bars on windows.

LAND USE ANALYSIS:

The subject property is located at the intersection of Breeden Street and West Ashby Place on the west side of a Montessori School. The subject property is classified as Public/Institutional in the Midtown Neighborhood Plan. The subject property was once a part of the school property. The existing surrounding land uses include low density residential, medium density residential, and parks/open space, though low density residential is the predominant land use classification. The Neighborhood Commercial will be consistent with the property location for the proposed readaptive use. It will meet the Plan’s desire for the expansion of balanced land use growth within the area. The continuation and future expansion of the uses provided by the development is consistent with Midtown Neighborhood Plan’s land use concept, which states the community’s desire to locate different land uses based on existing land uses, community discussions and policies from the City’s Master Plan. The Land Use Plan indicates how vacant and occupied parcels should be developed in the future. The neighborhood encourages the use or adaptive use of existing commercial or residential structures in areas identified for Neighborhood Commercial development while maintaining the buildings’ architectural character.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The subject property is one block west of the San Pedro and West Ashby Place intersection. The City’s Major Thoroughfare Plan identified San Pedro Avenue as a Primary Arterial, Type B roadway traveling in a north-south direction. The subject property is bounded on three sides by local arterials. It fronts West Ashby, Place and West French Place as well as Breeden Street. VIA bus line operates along San Pedro with several stops located nearby the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS:

The subject property has several community facilities nearby. On the west side of subject property exist a church and on the east side of the subject property is a Montessori School. South of the subject property is San Pedro City Park. Nearby the subject property is San Antonio Junior College. Several public schools are in the general vicinity of the subject property. There are no anticipated negative impacts on the community facilities in the area.

ALTERNATIVES:

No action will maintain the current future land use classification of Public/Institutional.

FISCAL IMPACT:

None. A comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The proposed plan amendment is consistent with the Midtown Neighborhoods Neighborhood Plan desire to facilitate mixed use commercial development and will pose minimal impacts on adjacent residential properties.

PLANNING COMMISSION RECOMMENDATION:

Meeting and Public Hearing Date: June 25, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: June 5, 2014

No. of notices mailed 10 days prior to Public Hearing: 19 to owners of property within 200 feet; 11 to planning team members, and 1 to registered neighborhood association, and 1 to applicant.

Registered Neighborhood Association (s) notified: Alta Vista registered neighborhood association within 200 feet.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014179

Current Zoning: "MF-33 NCD-2 AHOD"

Proposed Zoning: "IDZ NCD-2 AHOD" with uses permitted in "C-1" and "RM-5"

Corresponding Zoning Case: Z2014179

Zoning Commission Public Hearing Date: July 1, 2014

Approval