



City of San Antonio

Legislation Details (With Text)

File #: 14-852
Type: Plan Amendment
In control: City Council A Session
On agenda: 5/1/2014
Title: PLAN AMENDMENT #14027 (District 5): An Ordinance amending the future land use plan contained in the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.54 of an acre of land out of Lot 1, NCB 15 and Lot 6, NCB 16, located at 302 Clay Street, from Medium Density Residential to Low Density Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014097)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps-PA 14027, 2. PC Resolution, 3. Draft Ordinance, 4. Ordinance 2014-05-01-0299

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

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:
Plan Amendment 14027

SUMMARY:

An Ordinance amending the future land use plan contained in the **Lone Star Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.54 of an acre of land out of Lot 1, NCB 15 and Lot 6, NCB 16, located at 302 Clay Street, from **Medium Density Residential** to **Low Density Mixed Use**.

The Department and Planning Commission recommend approval. The change to Low Density Mixed Use will not significantly alter the land use pattern or character of the immediate area as the existing Medium Density Residential classification allows for development that is compatible with the proposed Low Density Mixed Use.

BACKGROUND INFORMATION:

Applicant: Intrepid Equity Investments LLC

Owner: Robert Cruz

Property Location: 302 Clay Street

Acreage: 0.54

Current Land Use of site: Vacant Single-family residence

Adjacent Land Uses:

N: Designated High Density Mixed Use and Low Density Mixed Use; occupied by Commercial uses, Vacant lot, Single and Multi-family homes

E: Designated Medium Density Residential and Low Density Mixed Use; occupied by Single and Multi-family homes and Industrial uses

S: Designated Low Density Mixed Use and Low Density Residential; occupied by Industrial uses and Single and Multi-family homes

W: Designated Medium Density Residential and High Density Mixed Use; occupied by Single and Multi-family homes and Commercial uses

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: Lone Star Community Plan

Plan Adoption Date: March 21, 2013

Update History: None

Plan Goals:

Goal LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels

Strategy LU-6.1: Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.

Strategy LU-6.4: Support SAHA, private, and non-profit developer efforts to pre-serve and renovate affordable housing that already exists in the Plan area.

LAND USE ANALYSIS:

The subject property is located on the south side of Clay Street between South Flores Street and Peters Street within the Lone Star Community Plan. The subject property consists of a vacant single-family residence on a large lot and has commercial uses, a vacant lot and single and multi-family homes to the north, single and multi-family and industrial uses to the east, industrial uses and single and multi-family homes to the south, and single and multi-family homes and commercial uses to the west. The Lone Star Community Plan classifies the area to the north as High Density Mixed use and Low Density Mixed Use, the area to the east as Medium Density Residential and Low Density Mixed Use, the area to the south as Low Density Mixed Use and Low Density Residential and the area to the west as Medium Density Residential and High Density Mixed Use.

The applicant requests this plan amendment and zoning change in order construct 10 single-family residences, each on a 1,700 square foot lot. In order to accommodate this development the applicant requires the IDZ zoning district which provides some design flexibility, to include setback and parking requirements. The purposed development meets the intent of the IDZ which is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures within existing built-up areas. However, while the Medium Density Residential land use classification allows for the construction of single-family homes by right; the associated zoning district required to implement the proposed development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan.

The subject property is located in an area that has seen extensive development for commercial, mixed use and

higher density residential uses. Its location coupled with the mix of commercial and multi-family uses to the north and west and multi-family uses to the east and south and its close proximity to varied Mixed Use uses along Cevallos Street to the north and South Flores to the west make it appropriate for the Low Density Mixed Use classification. The Low Density Mixed Use land use classification support the goals of the Lone Star Community Plan of improving the quality, appearance, and variety of existing and new housing while increasing home ownership and investment in the area.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified South Flores as a Secondary Arterial Type B and Probandt Street as a Secondary Arterial Type A. Clay, Simon and Peter Streets are local and Cevallos Street is a collector. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop one block west on South Flores and Clay Street. The requested land use change will generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

COMMUNITY FACILITIES ANALYSIS:

Briscoe Elementary School and St. Henry's Catholic Church are within walking distance. Harris Middle School, Collins Garden Public Library and San Antonio Fire Station No. 16 are in close proximity. The requested land use change could create an additional demand for community facilities.

ALTERNATIVES:

No action will maintain the current future land use classification of Medium Density Residential.

FISCAL IMPACT:

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

DEPARTMENT RECOMMENDATION:

The subject property is located in an area that has seen extensive development for commercial, mixed use and higher density residential uses. Its location coupled with the mix of commercial and multi-family uses to the north and west and multi-family uses to the east and south and its close proximity to varied Mixed Use uses along Cevallos Street to the north and South Flores to the west make it appropriate for the Low Density Mixed Use classification. The change to Low Density Mixed Use will not significantly alter the land use pattern or character of the immediate area as the existing Medium Density Residential classification allows for development that is compatible with the proposed Low Density Mixed Use. The Low Density Mixed Use land use classification support the goals of the Lone Star Community Plan of improving the quality, appearance, and variety of existing and new housing while increasing home ownership and investment in the area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 12, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: February 21, 2014

No. of notices mailed 10 days prior to Public Hearing: 31 to owners of property within 200 feet; 1 to applicant and 2 to the registered neighborhood associations.

Registered Neighborhood Association (s) Notified: Roosevelt Park Neighborhood Association and Lone Star Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014097

Current zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre
Zoning Commission Public Hearing Date: April 1, 2014
Approval.