



City of San Antonio

Legislation Details (With Text)

File #: 14-2486
Type: Plan Amendment
In control: City Council A Session
On agenda: 11/6/2014
Title: PLAN AMENDMENT #14005 (District 1): 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 future land use of the south 44 feet of Lots 5 & 6, Block 48, NCB 1872 located at 115 Michigan Avenue from Low Density Residential and Mixed Use to Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014230 CD) (Continued from October 2, 2014)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. DRAFT ORDINANCE, 4. Ordinance 2014-11-06-0867

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:
Plan Amendment 14005

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 future land use of the south 44 feet of Lots 5 & 6, Block 48, NCB 1872 located at 115 Michigan Avenue from **Low Density Residential and Mixed Use** to **Mixed Use**.

The Department and Planning Commission recommend approval. Mixed Use is consistent with the land use goals set by the Midtown Neighborhood Plan.

BACKGROUND INFORMATION:

Case Manager: Ernest Brown, Planner

Applicant: William Lambert

Owner: Jeffery Dersh

Property Location: 115 Michigan Avenue

Current Land Use of site: Designated Low Density Residential and Mix Use; occupied vacant commercial.

Adjacent Land Uses:

N: Designated Low Density Residential; occupied Single Family Residential

E: Designated Low Density Residential; occupied Single Family Residential

S: Designated Mix Use; occupied vacant

W: Designated Mix Use; occupied Single Family Residential and Auto Glass Repair

Comprehensive Plan Analysis:

Comprehensive Plan Component: Midtown Neighborhood Plan

Plan Adoption Date: October 12, 2000

Update History: None

Plan Goals:

Action Step 1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro. In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area's commercial centers.

Objective 1.2: Pedestrian Environment Enhance the pedestrian environment in the area's commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro and ensure neighbors can walk or bike to area businesses by encouraging pedestrian-friendly sidewalks and streets, implementing traffic calming measures, and planting landscaping.

LAND USE ANALYSIS:

The subject property is located approximately 80 feet east of the intersection of West French Place and Fredericksburg Road. The Midtown Neighborhoods Neighborhood Plan identifies Fredericksburg Road as a corridor where live/work units and other commercial uses are desirable. Furthermore, the subject property is located within the boundaries of the Beacon Hill Neighborhood Conservation District. The neighborhood conservation district contains commercial design standards which will minimize the impacts of any potential renovation on adjacent residential uses. Additionally, a portion of the subject property is currently classified as Mixed Use and Low Density Residential. Reclassification to Mixed Use would facilitate redevelopment of the subject property and bring it into conformance with generally accepted land use planning principles.

The proposed plan amendment is requested to accommodate an art gallery and retail space intended to serve the design and art communities, offices for an architecture firm, and a residential component within an existing structure. The subject property is located approximately 83 feet east of the intersection of Fredericksburg Road and West French Place. This portion of Fredericksburg Road contains an established neighborhood-scaled commercial development pattern with which the proposed amendment would be compatible. This is supported by **Action Step 1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro. In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area's commercial centers.**

Additionally, the subject property is located within the boundaries of the Beacon Hill Neighborhood Conservation District. The Conservation District contains a number of commercial design criteria intended to minimize commercial development that is incompatible with adjacent residential development. Application of the Neighborhood Conservation District regulations will occur upon submittal of building plans. Commercial redevelopment under these requirements is consistent with **Objective 1.2: Pedestrian Environment Enhance the pedestrian environment in the area's commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro and ensure neighbors can walk or bike to area businesses by encouraging pedestrian-friendly sidewalks and streets, implementing traffic calming measures, and planting**

landscaping.

Furthermore, the current land use classification bisects the subject property into two differing land use classifications. The dual classifications in place on the property render application of appropriate zoning problematic. Adoption of the proposed land use classification for the property would facilitate implementation of unitary land use and zoning classifications for the subject property which is consistent with generally accepted land use planning principles.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The subject property is located at the northern corner of the intersection of West French Place and Michigan Avenue and is approximately 80 feet east of the intersection of Fredericksburg Road. West French Place and Michigan Avenue are classified as local streets. The subject property's proximity and multiple points of access to Fredericksburg Avenue, a Secondary Arterial Type B, is anticipated to minimize any negative traffic impacts on adjacent residential properties. There is a VIA bus stop at the southern intersection of West French Place and Fredericksburg Road.

COMMUNITY FACILITIES ANALYSIS:

The subject properties are approximately 325 feet northeast of St. Ann's Catholic Church, 280 feet northeast of Beacon Hill Elementary School, and approximately 140 feet north of the KIPP Aspire Academy. No negative impacts on community facilities in the area are anticipated.

ISSUE:

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

ALTERNATIVES:

No action will maintain the current future land use classification of the split land use designation of Low Density Residential and Mix Use.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action b 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 along identified commercial corridors such as Fredericksburg Road and will pose minimal impacts on adjacent residential properties.

PLANNING COMMISSION RECOMMENDATION:

Meeting and Public Hearing Date: December 18, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: November 15, 2013

No. of notices mailed 10 days prior to Public Hearing: 18 to property owners within 200 feet; 11 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Beacon Hill Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014230 CD

Current zoning: "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Proposed zoning: "RM-4 CD NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation
Airport Hazard Overlay District with a Conditional Use for an Art Gallery
Zoning Commission Public Hearing Date: September 2, 2014
Approval.