



City of San Antonio

Legislation Details (With Text)

File #: 15-2001

Type: Plan Amendment

In control: City Council A Session

On agenda: 4/2/2015

Title: PLAN AMENDMENT #15016 (District 2): An Ordinance amending the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2010 acres of land being Lot 8, Block 9 in NCB 651 located at 1332 East Cesar Chavez Boulevard from Medium Density Residential land use to Mixed Use land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2015082)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. Ordinance 2015-04-02-0251

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15016
(Associated Zoning Case Number Z2015082)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 11, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: JS & WS Holdings

Applicant: Steve Newman

Representative: Steve Newman

Location: Approximately 0.2010 acres of land being Lot 8, Block 9 in NCB 651 located at 1332 East Cesar Chavez Boulevard

Total Acreage: 0.2010 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Planning Team: 26

Applicable Agencies: None

Transportation

Thoroughfare: Cesar Chavez Boulevard

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Hackberry Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Iowa Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Mesquite Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Cash Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop one block east at the corner of Cesar Chavez Boulevard and Hackberry Street.

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Arena District/Eastside Plan, Redevelopment Goals, page viii:

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

Comprehensive Land Use Categories

Medium Density Residential: Medium Density Residential includes small lot single-family development,

accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

Example Zoning Districts:

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Comprehensive Land Use Categories

Mixed Use: Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

Example Zoning Districts:

MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50, IDZ

Land Use Overview

Subject Property

Future Land Use Classification

Medium Density Residential

Current Use

Vacant Commercial Building

North

Future Land Use Classification

Medium Density Residential and Neighborhood Commercial and Residential by the Downtown Plan

Current Use

Industrial and Commercial uses

East

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Residences and Commercial uses

South

Future Land Use Classification

Medium Density Residential

Current Use

Single and Multi-Family Residences

West

Future Land Use Classification

Medium Density Residential

Current Use

Multi-Family and Commercial uses

LAND USE ANALYSIS:

The applicant requests this plan amendment and zoning change in order to operate a tavern with alcohol and food sales on the subject property. 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 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. The subject property is currently zoned "C-3R" and while the "C-3" zoning district allows for commercial developments by right, "C-3R" prohibits the sale of alcoholic beverages for on-premises consumption. 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 proposed Mixed Use land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate "C-3" zoning district. The proposed amendment to Mixed Use land use classification meets the goals of the Arena District/Eastside Community Plan by promoting infill development and redevelopment of vacant, bypassed lands or underutilized buildings. The proposed change will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The proposed Mixed Use land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate "C-3" zoning district. The proposed amendment to Mixed Use land use classification meets the goals of the Arena District/Eastside Community Plan by promoting infill development and redevelopment of vacant, bypassed lands or underutilized buildings.

PLANNING COMMISSION RECOMMENDATION:

Approved. Attached Resolution

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015082

Current Zoning: "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" zoning district.

Zoning Commission Hearing Date: February 17, 2015

Approved.