



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2513

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 4/22/2015

**Title:** PA 15036: A request by John & Irma Nelson, for approval of a resolution to amend 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 .1695 acres of land being Lot 8 BLK 15 out of NCB 1534, located at 1614 Martin Luther King, from "Medium Density Residential" to "Mixed Use". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA15036\_Aerial Map, 2. PA15036\_Adopted and Proposed LU Maps, 3. PA 15036\_PC Resolution

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

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Plan Amendment 15036  
(Associated Zoning Case Number Z2015161)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 4, 2003

**Plan Update History:** December 4, 2008

**Current Land Use Category:** Medium-Density Residential

**Proposed Land Use Category:** Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 22, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** John and Irma Nelson

**Applicant:** John and Irma Nelson

**Representative:** John and Irma Nelson

**Location:** Approximately 0.1695 acres of land being Lot 8, Block 15 out of NCB 1534, located at 1614 Martin Luther King

**Total Acreage:** 0.1695

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Denver Heights

**Planning Team:** 22

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Martin Luther King Drive

**Existing Character:** Secondary Arterial Type B 70' - 86'

**Proposed Changes:** None

**Public Transit:** There is a VIA bus stop located at the intersection of Martin Luther King Drive at Meerscheidt Street, few feet from the subject property.

**Thoroughfare:** Meerscheidt Street

**Existing Character:** Local Street

**Proposed Changes:** None

**ISSUE:**

**Plan Adoption Date:** December 4, 2003

**Update History:** December 4, 2008

**Land Use Strategies, LU 1.5:** Promote flexibility and innovation in residential, business and recreational land uses.

**L.U 6.5:** Encourage visually and functionally compatible development with surrounding neighborhoods.

**Comprehensive Land Use Categories**

**Medium-Density Residential:** Medium-density residential uses 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.

**Permitted 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.

**Permitted 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 Classification: Single and Multi-Family Residences.

Direction: North

Future Land Use Classification: Medium-Density Residential, Public / Institutional.

Current Use: Multi-Family, Institutional, and Commercial uses

Direction: East

Future Land Use Classification: Medium-Density Residential

Current Use: Single and Multi-Family Residences

Direction: South

Future Land Use Classification: Medium Density Residential

Current Use: Single and Multi-Family Residences

Direction: West

Future Land Use Classification: Medium Density Residential

Current Use: Multi-Family and Commercial uses

### **Land Use Analysis**

The applicant requests this Plan Amendment to Mixed Use in order to have an office with a warehouse, and a Multi-Family structure on the property. In order to accommodate this development the applicant requires the “IDZ” Infill Development Zone district which provides design flexibility, including setback and parking requirements. The development meets the intent of the “IDZ” Infill Development Zone which is to encourage and facilitate development on a redevelopment of underutilized buildings or structures within existing built-up areas. The property is currently zoned “RM-4” Mixed Residential District but the property includes a warehouse/garage on the property. The proposed Mixed Use land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate zoning of “IDZ ” with uses permitted in the “RM-4” Residential Mixed District. The Mixed Use land use classification for the subject property is appropriate at this location and would allow the property to be redeveloped in the future with small scale office/warehouse uses and mixed residential uses.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment and requested change to plan text to the Arena District/Eastside Community Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

### **FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The Mixed-Use land designation is consistent and

compatible with the Arena District/Eastside Community Plan and the existing development pattern. The Mixed Use Land Use classification will make the current land uses consistent with the Land Use Plan.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015161**

Current Zoning: "RM-4 AHOD" Mixed Residential Airport Hazard Overlay District.

Proposed Zoning: "IDZ AHOD" Infill Development Zone ("RM-4" and Office/Warehouse) Airport Hazard Overlay District

Zoning Commission Hearing Date: May 5, 2015