



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4303

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 9/17/2015

**Title:** PLAN AMENDMENT #15065 (Council District 1): An Ordinance amending the future land use plan contained in the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.9057 acres of land out of NCB 753 and NCB 680, located in the 700 block of Jackson Street, from "Low Density Residential", "Medium Density Residential", and "Community Commercial" to "Low Density Mixed Use" land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015246)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 15065 Adopted and Proposed LU Maps, 2. PA 15065 Aerial Map, 3. PA 15065 Signed PC Resolution, 4. Draft Ordinance, 5. Ordinance 2015-09-17-0820

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

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 15065  
(Associated Zoning Case Z2015246)

**SUMMARY:**

**Comprehensive Plan Component:** Five Points Neighborhood Plan

**Plan Adoption Date:** February 3, 2000

**Current Land Use Category:** Low Density Residential, Medium Density Residential, and Community Commercial

**Proposed Land Use Category and Related Action:** Low Density Mixed Use

**BACKGROUND INFORMATION:**

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

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Sam and Lisa Asvestas

**Applicant:** Sam and Lisa Asvestas

**Representative:** Sam and Lisa Asvestas

**Location:** Approximately 1.9057, acres of land out of NCB 753, and NCB 680, generally located in the 600 block of West Cypress Street, 700 block of Jackson Street and 700 block of West Poplar Street

**Total Acreage:** 1.9057

**Notices Mailed**

**Owners of Property within 200 feet:** 59

**Registered Neighborhood Associations within 200 feet:** Five Points Neighborhood Association

**Planning Team:** Five Points Planning Team - 23

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Cypress Street

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

**Proposed Changes:** None

**Thoroughfare:** Jackson Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Polpar Street

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop at the corner of Cypress and Jackson Street.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Five Points Neighborhood Plan

**Plan Adoption Date:** February 3, 2000

**Update History:** August 6, 2009

**Goal 2: Promote Responsible Economic Development**

**Objective 2.2;** Work with developers so that renovated buildings do not overwhelm the architectural character of the neighborhoods.

**Comprehensive Land Use Categories**

**Low Density Residential:** Low Density Residential use includes single-family homes on individual lots. A limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encourage within this category.

**Example Zoning Districts:**

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

**Comprehensive Land Use Categories**

**Medium Density Residential:** Medium Density Residential land use includes duplexes, triplexes, quadplexes, townhomes, and apartment buildings up to 18 residential units per acre on single lots. Low Density Residential uses are also permitted. Uses such as playgrounds, community gardens, or pocket parks are also permitted.

**Example Zoning Districts:**

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18

**Comprehensive Land Use Categories**

**Community Commercial:** Community Commercial land use includes medium-intensity commercial and office uses that serve two or more neighborhoods. They should be located along arterial roads, and incorporate buffer yards and shared parking with internal circulation with adjacent uses.

**Example Zoning Districts:**

NC, O-1, O-1.5, C-1, C-2, C-2P, UD, and

**Comprehensive Land Use Categories**

**Low Density Mixed Use:** Low Density Mixed Use includes neighborhood commercial, office, small lodging, and medium density residential uses mixed within building and along the blockface.

**Example Zoning Districts:**

RM-4, RM-5, RM-6, MF-18, MF-25, NC, C2-P, IDZ, TOD, MXD, UD, FBZD

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Restaurant, carwash, laundry-mat, pet shop, and residential homes

North

**Future Land Use Classification**

Community Commercial

**Current Use**

Vacant building, Auto-shop, hardware store

East

**Future Land Use Classification**

Community Commercial

**Current Use**

Restaurant, Clinic

South

**Future Land Use Classification**

Community Commercial, Medium Density Residential, & Low Density Residential

**Current Use**

Restaurant, Single Family Homes

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single Family Homes, vacant lots

### **LAND USE ANALYSIS:**

The applicant requests this Plan Amendment change to Low Density Mixed Use land use classification in order to bring the subject property into compliance with applicable zoning regulations. The subject property consists of a carwash, two restaurants, a laundry-mat, a dog wash facility, a bar, a meeting facility, a party house, a reception hall, a parking lot and multi-unit residences. In order to accommodate this development the applicant requires the "IDZ" Infill Development Zone District which will accommodate all the proposed uses, which are suitable based on the character of adjacent developments.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Five Points Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### **FISCAL IMPACT:**

None.

### **RECOMMENDATION:**

Staff recommends approval. The proposed amendment to Low Density Mixed Use is appropriate at this location and consistent with the established land use pattern.

**PLANNING COMMISSION RECOMMENDATION:** Approval (7-0).

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015246

Current Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with Specific Use Authorization for a Carwash, "O-1 AHOD" Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District, Carwash, Party House/Reception Hall/Meeting Facility, Bar/Tavern, Non-Commercial Parking Lot and three (3) residential units on 1.839 acres out of NCB 680 and NCB 753, "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with four (4) residential units and non-commercial parking lot on 0.0658 acres out of NCB 680, "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.0698 acres out of NCB 357 and "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District 0.0820 acres out of NCB 758"

Zoning Commission Hearing Date: August 4, 2015