



City of San Antonio

Legislation Details (With Text)

File #: 16-1504
Type: Plan Amendment
In control: City Council A Session
On agenda: 2/18/2016
Title: PLAN AMENDMENT # 16011 (Council District 5): An Ordinance amending the future land use plan contained in the Downtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 2, Block 3, NCB 2232 located at 1618 West Martin Street from "Low Density Residential" to "Low Density Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016042)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted & Proposed LU Maps- PA_16011, 2. Aerial-PA_16011, 3. PA 16011_Signed Resolution, 4. Draft Ordinance, 5. Ordinance 2016-02-18-0133

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 16011
(Associated Zoning Case Z2016042)

SUMMARY:

Comprehensive Plan Component: Downtown Neighborhood Plan

Plan Adoption Date: May 13, 1999

Update History: January 15, 2009

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Low Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 13, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Valhalla Properties, L.L.C. (Jonathan D. Fischer)

Applicant: Jonathan D. Fischer

Representative: Jonathan D. Fischer

Location: 1618 West Martin Street

Legal Description: Lot 2, Block 3, NCB 2232

Total Acreage: 0.1967

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Gardendale, Prospect Hill

Applicable Agencies: None

Transportation

Thoroughfare: Martin Street

Existing Character: Secondary Arterial B

Proposed Changes: None

Thoroughfare: Colorado Street

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit:

VIA bus route #77 stops at the corner of West Martin Street and North Colorado Street.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Downtown Neighborhood Plan

Plan Adoption Date: May 13, 1999

Update History: January 15, 2009

Goal: Develop downtown businesses and a healthy, diversified economic base through partnerships, tax incentives, promotions, marketing, financing and funding strategies.

Comprehensive Land Use Categories

Low Density Residential: Composed of single-family houses on individual lots. Certain residential uses such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Low Density Residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers, schools, parks, and public transit facilities. This category should be oriented toward the center of the neighborhood and away from traffic arterials. This category is compatible with the single family residential character of the Prospect Hill and Gardendale neighborhoods. **Related Zoning Districts:** R-4, R-5, R-6

Comprehensive Land Use Categories

Low Density Mixed Use: Provides a mix of low intensity residential and commercial uses compatible with surrounding uses. Examples include professional/ personal services, shop front retail with restaurants, cafes and gift shops. Low Density Mixed Use is appropriate for areas adjacent to Low Density Residential uses, and serves as an adequate buffer from higher intensity uses and to buffer residential areas from high traffic corridors

and the Municipal District. This category is encouraged for uses fronting Colorado and San Marcos Streets, which will provide a buffer to the Prospect Hill neighborhood.

Related Zoning Districts: NC, C-1, C-2S, O-1, RM-4, MF-25, IDZ

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant

North

Future Land Use Classification

Low Density Mixed Use and Low Density Residential

Current Use

Boutique, Single-Family Residences

East

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot, Single-Family Residences, Church

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

LAND USE ANALYSIS:

The current land use designation, under the Downtown Neighborhood Plan, is Low Density Residential. This plan amendment and associated rezoning are being requested for the development and improvement of the subject property as a professional office. The requested Low Density Mixed Use land use designation is appropriate and supports the Downtown Neighborhood Plan's goal of developing downtown businesses and promoting a healthy, diversified economic base. The property is along the North Colorado Street corridor where boutiques, television repair shops, and snack shops are located therefore the proposed professional office will be consistent with surrounding uses.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Approval. The requested land use change will allow the development of a professional office and will not have any significant negative impact on the surrounding land. The requested land use change will also meet the objective of encouraging the development and redevelopment of vacant land, housing, mixed-uses, existing buildings, neighborhood businesses, streetscapes, and parks/open spaces.

PLANNING COMMISSION RECOMMENDATION: Approval (10-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016042

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay with uses permitted in "O-1" Office District

Zoning Commission Hearing Date: January 19, 2016