



City of San Antonio

Legislation Details (With Text)

File #: 16-2361
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 4/13/2016

Title: PLAN AMENDMENT # 16032 (Council District 5): A request by Walter Serna, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 24 and C, Block A, NCB 7787, and 0.099 acres out of NCB 7787, located at 156, 158, 160 Koepke Avenue from "Low Density Residential" to "Mixed Use." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC Resolution - PA 16032, 2. Adopted and Proposed LU Maps- PA_16032, 3. Aerial-PA_16032

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 16032
 (Associated Zoning Case Z2016118)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 13, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Isabel Valladares-Espinoza, William Gonzaba, 720 GMG Partners, LTD

Applicant: Gil Vargas

Representative: Walter Serna

Location: 156, 158, 160 Koepke Avenue

Legal Description: Lots 24 and C, Block A, NCB 7787; 0.099 acres out of NCB 7787

Total Acreage: 0.360

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Koepke Avenue

Existing Character: Local Street

Proposed Changes: None.

Public Transit: VIA Bus Routes 44 and 243 are located near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Plan Goals: Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.

Objective 1 - Economic Development: Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-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 and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversion of single-family residences to densities higher than a duplex is not permitted in low density residential use.

Permitted Zoning Districts: Residential Single-family Districts, Neighborhood Preservation Districts

Comprehensive Land Use Categories

Land Use Category: Mixed Use

Description of Land Use Category: 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. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

Permitted Zoning Districts: Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant Single-family Residences, Vacant Lot

North

Future Land Use Classification

Low Density Residential, Mixed Use

Current Use

Single-Family Residences, Medical Offices

East

Future Land Use Classification

Low Density Residential

Current Use

Single-family Residences

South

Future Land Use Classification

Low Density Residential, Mixed Use

Current Use

Single-family Residences, Salon, Upholstery Shop

West

Future Land Use Classification

Mixed Use

Current Use

Medical Office

Land Use Analysis

The current land use designation, under the South Central San Antonio Community Plan, is Low Density Residential, which is suitable for the subject property. However, this plan amendment and associated rezoning are being requested for the development and improvement of the subject property as a parking lot for the

adjacent medical office. The requested "C-2" Commercial is permitted under the Mixed Use land use designation. The requested Mixed Use land use designation is appropriate as the property is adjacent to Mixed Use land use, which is consistent with the land use along Pleasanton, and serves as a buffer area for the medical offices and residential neighborhood. The South Central Community Plan recommends parking to be located in the rear of commercial buildings. Furthermore, the subject property currently has a vacant structure and a vacant lot which could be better utilized for parking for commercial uses.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the South Central San Antonio Community 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 for rear parking of the neighboring medical office and will not have any significant negative impact on the surrounding land.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016118

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 19, 2016