



# 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