



City of San Antonio

Legislation Details (With Text)

File #: 17-1052

Type: Plan Amendment

In control: City Council A Session

On agenda: 1/19/2017

Title: PLAN AMENDMENT # 17004 (Council District 3): An Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on the North 100 Feet of Lot 4, Block 14, NCB 3232, located at 116 East Malone Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2017009)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 17004
(Associated Zoning Case Z2017009)

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: December 14, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Laura Bernado Villareal

Applicant: Laura Bernado Villareal

Representative: Johnny Valadez

Location: 116 E. Malone Street

Legal Description: North 100 feet of Lot 4, Block 14, NCB 3232

Total Acreage: 0.1148

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: East Malone

Existing Character: Local Road.

Proposed Changes: None known.

Public Transit:

VIA route 44 is located within half a block within the subject property

ISSUE:

Plan Adoption Date: August 19, 1999

Update History: November 10, 2005

Goal: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations

Comprehensive Land Use Categories

Low Density Residential: 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 conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.

Example Zoning Districts:

Residential Single Family Districts, Neighborhood Preservation Districts

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. 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.

Example 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

Commercial

North

Future Land Use Classification

Low Density Residential and Mixed Use

Current Use

Single-Family Residences and Commercial

East

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

Mixed Use

Current Use

Vacant and Commercial

West

Future Land Use Classification

Low Density Residential and Mixed Use

Current Use

Single-Family Residences and Commercial

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to maintain the current use of a welding shop with other commercial uses. The subject property is located on a small lot with the commercial structure, which was previously used as an auto repair shop, built property line to property line. Staff recognizes the “C-3NA” zoning on adjacent single-family residences next to the subject property. It is ideal that the subject property and eventually the neighboring land be downzoned to residential zoning and the land use remain low density residential. The Mixed Use designation with welding shop and commercial uses would dramatically alter the character of this locality, and overall is an inappropriate fit given the residential nature of the surrounding area.

ALTERNATIVES:

1. Recommend approval 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 Denial. The subject property's location is adjacent to residential uses and is located on a local road. The requested plan amendment is not within the goals of the South Central San Antonio Community Plan.

PLANNING COMMISSION RECOMMENDATION: Denial (10-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017009

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses

permitted in "C-2" Commercial District and a Welding Shop Zoning **Zoning Commission Hearing Date:**

December 20, 2016