



City of San Antonio

Legislation Details (With Text)

File #: 17-2844

Type: Plan Amendment

In control: City Council A Session

On agenda: 6/15/2017

Title: PLAN AMENDMENT CASE # 17035 (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 Lots 10 and 11, Block 31, NCB 8663, located at 111 E. Crane Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017110)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Proposed Map, 3. Signed Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2017-06-15-0473

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

Department Head: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 17035
(Associated Zoning Case Z2017110)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: October 26, 2005

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 12, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: David Perez

Applicant: David Perez

Representative: N/A

Location: 111 East Crane Avenue

Legal Description: Lots 10 and 11, Block 31, NCB 8663, located northwest of the intersection of E Crane Avenue and Trenton Street

Total Acreage: 0.2652

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Mission San Jose Neighborhood Association

Applicable Agencies: Aviation

Transportation

Thoroughfare: East Crane Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Trenton Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit:

Via route 43 is within walking distance to the west of the subject property on the corner of S Flores Street and Crane Avenue. Via routes 243 and 550 are also within walking distance at the corner of S Flores Street and SE Military Drive.

ISSUE:

Plan Adoption Date: October 26, 2005

Update History: None

Goal: Development of detailed corridor plans coupled with commercial incentives to improve the economic vitality of the South Central commercial corridors.

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:

R-5, R-6, NP-8, NP-10, NP-15, UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10,

NP-15, and UD

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:

NC, C-1, C-2, O-1, O-1.5, IDZ, MXD, TOD

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence

North

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

East

Future Land Use Classification

Low Density Residential

Current Use

Multi-Family Dwellings

South

Future Land Use Classification

Community Commercial

Current Use

Commercial (Funeral Home)

West

Future Land Use Classification

Regional Commercial

Current Use

Commercial

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change for commercial use on the subject property. The subject property is on a corner lot with commercial uses west and south, single-family to the north and multi-family dwellings to the east. The subject property's location on the neighborhood's perimeter and 270 feet to S Flores Street, a major thoroughfare, along with the general surrounding conditions which include commercial uses, makes it appropriate for the Mixed Use land use classification. The Mixed Use classification supports the South Central San Antonio Community Plan objectives of promoting economic growth in the area along its commercial arterials.

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 subject property's location on the neighborhood's perimeter near a major roadway, together with the general surrounding conditions which include commercial uses to the west and south, and its close proximity to a commercial node at the intersection of S Flores Street and Crane Avenue, makes it appropriate for the Mixed Use land use classification.

PLANNING COMMISSION RECOMMENDATION:

Approval (7-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017110

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: April 18, 2017