



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6642

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 12/13/2017

**Title:** PLAN AMENDMENT CASE # 18006 (Council District 1): A request by Abe Juarez for approval of a resolution to amend the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on 0.2256 acres out of NCB 755, located at 421 Warren Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018017)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 18006  
(Associated Zoning Case Z2018017)

**SUMMARY:**

**Comprehensive Plan Component:** Five Points Neighborhood Plan

**Plan Adoption Date:** February 3, 2000

**Plan Update History:** February 18, 2009

**Current Land Use Category:** "Low Density Residential"

**Proposed Land Use Category:** "Medium Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 13, 2017

**Case Manager:** Nyliah Acosta

**Property Owner:** Cogo Investments, LLC

**Applicant:** Cogo Investments, LLC

**Representative:** Abe Juarez

**Location:** 421 Warren Street

**Legal Description:** 0.2256 acres out of NCB 755

**Total Acreage:** 0.2256

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Five Points Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Utica

**Existing Character:** Alley

**Proposed Changes:** None Known

**Thoroughfare:** Sam Houston Place

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Warren Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA routes 2, 82-88 are within walking distance from the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Five Points Neighborhood Plan

**Plan Adoption Date:** February 3, 2000

**Update History:** August 6, 2009

**Plan Goals:** Goal 2- Redevelop and revitalize the neighborhood

**Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Low Density Residential land use includes single-family homes on individual lots. A limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encouraged within this category. One of the neighborhood's highest priorities is to conserve the existing housing stock, and they recognize and appreciate the varying residential densities. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

The Five Points Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock when possible. When residential units are newly constructed, the neighborhood urges the property owner to match the architectural character of current low density residential structures.

**Permitted Zoning Districts:** R3, R4, R5, R6

**Land Use Category:** Medium Density Residential

**Description of Land Use Category:** Medium Density Residential land use includes duplexes, triplexes, quadplexes, townhomes, and apartment buildings up to 18 residential units per acre on single lots. Low Density Residential uses are also permitted. Uses such as playgrounds, community gardens or pocket parks are also permitted. The neighborhood supports Medium Density Residential along the western side of Jackson Street. However, it is important that all structures maintain or complement the historic residential structures of the neighborhood. Medium Density Residential structures should also be well integrated into the area, and not secluded through the use of fences, hedges or street screens.

**Permitted Zoning Districts:** R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-18

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Triplex

Direction: North

**Future Land Use Classification:**

Low Density Residential, Low Density Residential

**Current Land Use Classification:**

Parking Lots, Duplexes, Single-Family Residences, Apartments

Direction: East

**Future Land Use Classification:**

Low Density Residential, Medium Density Residential, Community Commercial

**Current Land Use Classification:**

Duplexes, Single-Family Residences, Fourplex

Direction: South

**Future Land Use Classification:**

Low Density Residential, Public\Institutional

**Current Land Use Classification:**

Duplexes, Single-Family Residences, Parking Lot, Shop Building, Bail Bonds, Thrifts

Direction: West

**Future Land Use Classification:**

Low Density Mixed Use, Low Density Residential

**Current Land Use:**

Parking Lot, Sign Shop, Meat Market

### **FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Midtown Regional Center, but not a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The property owner currently has a triplex on the property and is in the process of building a second structure in the rear of the property. The area currently consist of a mix of duplexes, fourplexes and apartments. The change to “Medium Density Residential” would not drastically alter the character of the immediate area.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018017**

Current Zoning: “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units

Proposed Zoning: “RM-4 AHOD” Residential Mixed Use Airport Hazard Overlay District

Zoning Commission Hearing Date: December 19, 2017