



City of San Antonio

Legislation Details (With Text)

File #: 18-1198
Type: Plan Amendment
In control: City Council A Session
On agenda: 1/18/2018
Title: PLAN AMENDMENT CASE # 18006 (Council District 1): An Ordinance amending 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 0.21 acres of Lot 7, NCB 755 and Lot 8, Block 12, NCB 755, located at 421 Warren Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018017)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-01-18-0039

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: Nylih 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 and Planning Commission (9-0) recommend 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 consists 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