



City of San Antonio

Legislation Details (With Text)

File #: 18-5628

Type: Plan Amendment

In control: Planning Commission

On agenda: 10/10/2018

Title: PLAN AMENDMENT CASE # 18095 (Council District 1): A request by Kaufman & Killen, Inc 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 "Low Density Mixed Use" on 0.322 acres out of NCB 3894, located at 125 Walsh Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018333)

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 18095
(Associated Zoning Case Z2018333)

SUMMARY:

Comprehensive Plan Component: Five Points Neighborhood Plan

Plan Adoption Date: February 3, 2000

Plan Update History: August 6, 2009

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 10, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Excel & Associates, LLC

Applicant: Excel & Associates, LLC

Representative: Kaufman & Killen, Inc

Location: 125 Walsh Street

Legal Description: 0.322 acres out of NCB 3894

Total Acreage: 0.322

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Walsh Road

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: IH-10

Existing Character: Highway

Proposed Changes: None Known

Public Transit: VIA routes 2, 82, 88, 202, 282, and 288 are one block east of 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 1: Develop mixed uses on North Flores St. Goal 2: promote responsible economic development.

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: Low Density Mixed Use

Description of Land Use Category: Low Density Mixed Use includes neighborhood commercial, office, small lodging, and medium density residential uses mixed within buildings and along the blockface. Shared parking among adjacent uses is encouraged.

Walkability is an important factor. Buildings should be designed to encourage walkable spaces through: locating parking in the rear of the building and encouraging on-street parking; creating architecturally interesting buildings at the street level; creating and maintaining well landscaped green spaces along the street; building and/or improving adjacent sidewalks; providing bicycle facilities; and improving lighting along the pedestrian path.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, NC, C2-P, IDZ, TOD, MXD, UD, FBZD

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Construction contractor facility and motor vehicle sales

Direction: North

Future Land Use Classification:

Low Density Residential and Low Density Mixed Use

Current Land Use Classification:

Single-Family Residential, Duplexes and Office

Direction: East

Future Land Use Classification:

Low Density Residential and Low Density Mixed Use

Current Land Use Classification:

Vacant Lots, Single-Family Residential, Office

Direction: South

Future Land Use Classification:

Low Density Residential and Low Density Mixed Use

Current Land Use Classification:

Vacant Lots, and Bike Shop

Direction: West

Future Land Use Classification:

None

Current Land Use:

IH-10

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center, or a Premium transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends approval.

The property owner proposes to use the property for construction contractor facility and motor vehicle sales. The Eastern side of the block on North Flores Street is currently "Low Density Mixed Use". "Low Density Mixed Use" is appropriate along the highway, and adds buffer going into the neighborhood. Allowing the change will allow for residential and commercial uses.

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: Z2018333

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ" with uses permitted in "C-2" Commercial District, Construction Contractor Facility, and Motor Vehicle Sales

Zoning Commission Hearing Date: October 16, 2018