



# City of San Antonio

## Agenda Memorandum

**File Number:**16-1504

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**Agenda Item Number:** P-7.

**Agenda Date:** 2/18/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 16011  
(Associated Zoning Case Z2016042)

**SUMMARY:**

**Comprehensive Plan Component:** Downtown Neighborhood Plan

**Plan Adoption Date:** May 13, 1999

**Update History:** January 15, 2009

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

**Proposed Land Use Category:** Low Density Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 13, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Valhalla Properties, L.L.C. (Jonathan D. Fischer)

**Applicant:** Jonathan D. Fischer

**Representative:** Jonathan D. Fischer

**Location:** 1618 West Martin Street

**Legal Description:** Lot 2, Block 3, NCB 2232

**Total Acreage:** 0.1967

### **Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Gardendale, Prospect Hill

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Martin Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None

**Thoroughfare:** Colorado Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None

### **Public Transit:**

VIA bus route #77 stops at the corner of West Martin Street and North Colorado Street.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** Downtown Neighborhood Plan

**Plan Adoption Date:** May 13, 1999

**Update History:** January 15, 2009

**Goal:** Develop downtown businesses and a healthy, diversified economic base through partnerships, tax incentives, promotions, marketing, financing and funding strategies.

#### **Comprehensive Land Use Categories**

**Low Density Residential:** Composed of single-family houses on individual lots. Certain 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, schools, parks, and public transit facilities. This category should be oriented toward the center of the neighborhood and away from traffic arterials. This category is compatible with the single family residential character of the Prospect Hill and Gardendale neighborhoods. **Related Zoning Districts:** R-4, R-5, R-6

#### **Comprehensive Land Use Categories**

**Low Density Mixed Use:** Provides a mix of low intensity residential and commercial uses compatible with surrounding uses. Examples include professional/ personal services, shop front retail with restaurants, cafes and gift shops. Low Density Mixed Use is appropriate for areas adjacent to Low Density Residential uses, and serves as an adequate buffer from higher intensity uses and to buffer residential areas from high traffic corridors and the Municipal District. This category is encouraged for uses fronting Colorado and San Marcos Streets, which will provide a buffer to the Prospect Hill neighborhood.

**Related Zoning Districts:** NC, C-1, C-2S, O-1, RM-4, MF-25, IDZ

#### **Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant

North

**Future Land Use Classification**

Low Density Mixed Use and Low Density Residential

**Current Use**

Boutique, Single-Family Residences

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Lot, Single-Family Residences, Church

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

**LAND USE ANALYSIS:**

The current land use designation, under the Downtown Neighborhood Plan, is Low Density Residential. This plan amendment and associated rezoning are being requested for the development and improvement of the subject property as a professional office. The requested Low Density Mixed Use land use designation is appropriate and supports the Downtown Neighborhood Plan's goal of developing downtown businesses and promoting a healthy, diversified economic base. The property is along the North Colorado Street corridor where boutiques, television repair shops, and snack shops are located therefore the proposed professional office will be consistent with surrounding uses.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The requested land use change will allow the development of a professional office and will not have any significant negative impact on the surrounding land. The requested land use change will also meet the objective of encouraging the development and redevelopment of vacant land, housing, mixed-uses, existing buildings, neighborhood businesses, streetscapes, and parks/open spaces.

**PLANNING COMMISSION RECOMMENDATION:** Approval (10-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016042

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

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay with uses permitted in "O-1" Office District

Zoning Commission Hearing Date: January 19, 2016