



City of San Antonio

Agenda Memorandum

File Number:17-5843

Agenda Item Number: P-1.

Agenda Date: 11/2/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 17077

(Associated Zoning Case Z2017265)

SUMMARY:

Comprehensive Plan Component: Midtown Neighborhoods Plan

Plan Adoption Date: November 9, 2005

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 27, 2017

Case Manager: Angela Cardona, Planner

Property Owner: VHS Family Limited Partnership

Applicant: Victor Salas Hugo Sr.

Representative: Victor Salas Hugo Sr.

Location: 115 Cincinnati Avenue

Legal Description: Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032

Total Acreage: 0.1722 acres

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Beacon Hill Area Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Cincinnati Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #2, #202, #95, #96, #97, #289, #296 and are all within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Midtown Neighborhoods Plan

Plan Adoption Date: November 9, 2005

Plan Goals: Objective 1.3: Business Development Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers.

1.3.5 Encourage businesses to locate in identified neighborhood commercial centers along Blanco.

Comprehensive Land Use Categories

Land Use Category: Medium Density Residential

Description of Land Use Category: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

Permitted Zoning Districts: R-6, R-5, R-4, R-4, RM-6, RM-5, RM-4

Land Use Category: Mixed Use

Description of Land Use Category: Medium-Density Residential uses include three-and four-unit family dwellings and townhouses. Low-Density Residential uses also can be found within this classification.

Permitted Zoning Districts: NC, 0-1, C-1, C-2, RM-6, RM-5, RM-4, MF-25

Land Use Overview

Subject Property

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Vacant Building

Direction: North

Future Land Use Classification:

Mixed Density Residential

Current Land Use Classification:

Multi-Family Apartment, Single-Family Residential

Direction: East

Future Land Use Classification:

Mixed Density Residential

Current Land Use Classification:

Duplex, Four-Plex and Single-Family Residential

Direction: South

Future Land Use Classification:

Mixed Density Residential

Current Land Use Classification:

Single-Family Residential and Commercial

Direction: West

Future Land Use Classification:

Mixed Use

Current Land Use:

Commercial and Adult Day Care

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Midtown Regional Center and is within the Near North Corridor Buffer

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The property is designated "Medium Density Residential" for the future land use. The request to amend the plan to "Mixed Use" will be consistent and compatible with the adjacent property to the East. The request is also compatible with the land use plan to occupy underutilized buildings and encourage businesses growth along Blanco Road corridor.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017265

Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: "C-2 NCD-5 AHOD" Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Zoning Commission Hearing Date: October 3, 2017