



City of San Antonio

Agenda Memorandum

File Number:18-1195

Agenda Item Number: 22.

Agenda Date: 1/10/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18012

(Associated Zoning Case Z2018047)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Plan Update History: N/A

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 10, 2018

Case Manager: Kayla Leal

Property Owner: DCF Legacy Partners, LLC

Applicant: Mark Harris

Representative: Elbert Fuqua

Location: 1824 and 1826 Hays Street

Legal Description: Lot A and Lot B, Block 10, NCB 1330

Total Acreage: 0.2146

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Harvard Place Eastlawn

Applicable Agencies: None

Transportation

Thoroughfare: Hays Street

Existing Character: Collector

Proposed Changes: None known

Thoroughfare: Hudson

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #72667) within walking distance of the property. It is located on the corner of Hays Street and North Walters Street along Bus Routes 22, 222, 24, and 515.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Update History: N/A

Plan Goals:

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

4.1 Conserve existing neighborhoods

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Land Use Category: “Mixed Use”

Description of Land Use Category: Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include

those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.

Permitted Zoning Districts: MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Multi-Family Residential

Direction: East

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Multi-Family Residential

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

“Medium Density Residential”

Current Land Use:

Single-Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center. The subject property is located within a half (½)-mile of the New Braunfels Avenue and Commerce-Houston Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The applicant is requesting a Plan Amendment to a “Mixed Use” land use designation in order to allow an “IDZ” Infill Development Zone with uses permitted in “C-1” Light Commercial, “MF-33” Multi-Family and Multi-Family uses not to exceed 70 units per acre. The subject property is currently designed “Medium Density Residential” and is a vacant lot. There are single-family residential uses to the west and south of the property. There are multi-family residential uses across Hays Street and Hudson Street, adjacent to the property. With the subject property abutting single-family residential, the land use designation “Mixed Use” is not appropriate. Although there is already “Mixed Use” designated across the street, it would not be ideal to allow further expansion of this land use into the neighborhood.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018047

Current Zoning: "MF-33 EP-1 AHOD" Multi-Family District Facility Parking/Traffic Control Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone with uses permitted in "C-2" Commercial District and Live Entertainment 3 or more Days per Week

Zoning Commission Hearing Date: January 16, 2018