



City of San Antonio

Agenda Memorandum

File Number:19-1292

Agenda Item Number: P-10.

Agenda Date: 1/17/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment PA2018-900006
(Associated Zoning Case Z2018-900024)

SUMMARY:

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Low Density Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 28, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Jesse Arriaga

Applicant: Rene D. Ruiz

Representative: Rene D. Ruiz

Location: 2619 Buena Vista Street

Legal Description: Lot 12 Block 1 NCB 2322

Total Acreage: 0.1838

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Prospect Hill

Applicable Agencies: Lackland Air Force Base

Transportation

Thoroughfare: Buena Vista Street

Existing Character: Primary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 75, 76, and 520

Comprehensive Plan

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Plan Goals:

- Objective 19.3 - Encourage the development of vacant and substandard parcels.
- Objective 19.4.1 - Consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street.
- Objective 20.1.1 - Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

- Single-family homes on individual lots, on streets with low traffic volumes
- Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category
- Pre-existing commercial buildings under 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

Recommended Zoning District:

R3, R4, R5, R6

Land Use Category: “Low Density Mixed Use”

Description of Land Use Category:

- Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure)
- Compatibility between commercial and residential uses Shared parking located to rear of structure, limited curb cuts
- Monument signs encouraged
- Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops

Recommended Zoning District:

R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories), NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residence

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Retail Shops

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residence

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Two-Family Residence

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within half a mile of a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Low Density Mixed Use” is requested in order to rezone the property to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District. This is consistent with the Guadalupe Westside Community Plan’s goal to consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street.

The proposed plan amendment also encourages and facilitates the development of quality, diverse housing that is compatible with the character of the neighborhood.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018-900024

Current Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District

Zoning Commission Hearing Date: December 4, 2018