



City of San Antonio

Agenda Memorandum

File Number:19-5266

Agenda Item Number: 21.

Agenda Date: 7/24/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2019-11600029

(Associated Zoning Case Z-2019-10700112)

SUMMARY:

Comprehensive Plan Component: Midtown Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 24, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Cincinnati Place Apartments, LLC

Applicant: John and Jackie Contreras

Representative: John and Jackie Contreras

Location: 411 Cincinnati Avenue

Legal Description: Lot 19, Block 9, NCB 2020

Total Acreage: 0.1664

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Uptown Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Cincinnati Ave

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 95, 96, 97, 289, 296

Comprehensive Plan

Comprehensive Plan Component: Midtown Regional Center Plan

Plan Adoption Date: June 6, 2019

Plan Goals:

- Goal 2: Housing Preserve and revitalize the neighborhoods' unique mix of quality housing.
- Objective 2.3: Home Improvement and Maintenance Improve the condition, appearance and maintenance of the neighborhoods' housing and yards.

Comprehensive Land Use Categories

Land Use Category: "Low Density Residential"

Description of Land Use Category:

- Low-Density Residential uses include single-family houses on individual lots.
- Low-Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments.
- A duplex also is acceptable. However, a duplex and a granny flat on one lot is not considered to be a Low-Density Residential use.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, R-20

Comprehensive Land Use Categories

Land Use Category: "Medium Density Residential"

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.
- In areas identified as Medium-Density Residential, the neighborhoods support additional density in the larger structures while conserving the existing housing stock and maintaining the buildings' architectural character.

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

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Multi-Family use

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family use

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family use

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family use

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family use

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Midtown Regional Center and located within the Premium Transit Corridor.