City of San Antonio

Agenda Memorandum

File Number: 19-7910

Agenda Item Number: P-1.

Agenda Date: 11/7/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Plan Amendment PA2019-11600063
(Associated Zoning Case Z2019-10700216)

SUMMARY:
Comprehensive Plan Component: Midtown Area Regional Center Area Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: "Urban Low Density Residential"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: September 25, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: Center City Development, Inc.

Applicant: Center City Development, Inc.

Representative: Patrick W. Christensen

Location: 252 Cornell Avenue

Legal Description: Lots 13 and 14, Block 3, NCB 2076

Total Acreage: 0.4154 acres

Notices Mailed
Owners of Property within 200 feet: 24
Registered Neighborhood Associations within 200 feet: Uptown Neighborhood Association
Applicable Agencies: None.

Transportation
Thoroughfare: Cornell Avenue
Existing Character: Local
Proposed Changes: None.

Thoroughfare: North Brazos Street
Existing Character: Local
Proposed Changes: None.

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

Routes: 2, 82, 88, 95, 96, 97, 202, 282, 288, 296

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: Midtown Area Regional Plan
Plan Adoption Date: June 6, 2019
Plan Goals: Goal 1: Preserve the Midtown Area's Distinct Character
Goal 8: Improve Outdoor and Nature Experiences

Comprehensive Land Use Categories
Land Use Category: "Urban Low Density Residential"
Description of Land Use Category: Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden- style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the
adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Typical densities in this land use category would range from 7 to 18 dwelling units per acre. PUD and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.
Permitted Zoning Districts: R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, and NC

Land Use Category: "Medium Density Residential"
Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Typical densities in this land use category would range from 13 to 33 dwelling units per acre. PUD and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance

are consistent with the uses and densities outlined above.
Permitted Zoning Districts: R-1, R-2, R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, IDZ-1, IDZ-2, MH, MHC, MHP, and MXD.

Land Use Overview
Subject Property
Future Land Use Classification:
Urban Low Density Residential
Current Land Use Classification:
Two single-family dwellings

Direction: North
Future Land Use Classification:
Urban Low Density Residential
Current Land Use Classification:
Single-family dwellings

Direction: East
Future Land Use Classification:
Urban Low Density Residential
Current Land Use Classification:
Single-family dwellings

Direction: South
Future Land Use Classification:
Light Industrial
Current Land Use Classification:
Collision repair shop and commercial buildings

Direction: West
Future Land Use Classification:
Urban Low Density Residential
Current Land Use:
Industrial lot, multi-family and single-family dwellings

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is within a regional center and within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial. Planning Commission (5-2) recommends Approval.

The Midtown Area Regional Plan is the result of a 26 month Comprehensive Planning process that was recently adopted in June 2019. The existing "Urban Low Density Residential" allows up to seven (7) dwelling units in "IDZ-1." The applicant is requesting the land use change to "Medium Density Residential" to rezone to "IDZ-2" for eight (8) dwelling units. The current "Urban Low Density Residential" land use allows adequate density. The "Medium Density Residential" is not appropriate in an area that was established as "Urban Low Density

Residential" based on the existing land uses, densities, and community input.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700216
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District
Proposed Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) dwelling units
Zoning Commission Hearing Date: October 1, 2019