



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1259

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**Agenda Item Number:** P-4.

**Agenda Date:** 6/19/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 5

**SUBJECT:**

Plan Amendment 14043

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **Lone Star Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 2.306 acres out of Lots 14, 15, 16, 17, 18, A-19, and A-20, NCB 2569 located on portions of the 300 and 400 Blocks of East Cevallos Street and Clay Street from **Low Density Mixed Use** land use to **High Density Mixed Use** land use.

The Department and Planning Commission recommend approval. High Density Mixed Use land use classification is consistent with the character of the current High Density Mixed Use node in the future land use plan for this area. Extending this High Density Mixed Use node one block south will complement the existing uses and infrastructure in the area by providing more residents who will utilize them.

**BACKGROUND INFORMATION:**

**Applicant:** Chad Carey

**Owner:** Probandt-Clay Partners, Ltd.

**Property Location:** Portions of the 300 and 400 Blocks of East Cevallos Street and Clay Street

**Acreage:** 2.306

**Current Land Use of site:** Vacant land

**Adjacent Land Uses:**

**N:** Designated High Density Mixed Use; occupied by High Density Residential, vacant land and a restaurant/beer garden

**E:** Designated High Density Mixed Use; occupied by vacant land

**S:** Designated Low Density Mixed Use; occupied by Industrial/warehouse, single-family homes and apartments

**W:** Designated Low Density Mixed Use; occupied by single-family homes

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** Lone Star Community Plan

**Plan Adoption Date:** March 21, 2013

**Update History:** None

**Plan Goals:**

**Land Use Goal 2, Objective 1: High density mixed use buildings are located on large redeveloped sites and at major transportation nodes.**

A High Density Mixed Use land use classification is consistent with the character of the current High Density Mixed Use node in the future land use plan for this area. Extending this High Density Mixed Use node one block south will complement the existing uses and infrastructure in the area by providing more residents who will utilize them.

**LAND USE ANALYSIS:**

The subject property is located between Cevallos Street and Clay Street, immediately west of Probandt Street. The subject property is classified as Low Density Mixed Use in the Lone Star Community Plan.

The applicant is requesting the land use plan amendment to be able to increase the density of the development project being proposed for the site. This section of the plan area, where Probandt Street, South Alamo Street, Blue Star and Cevallos Street comes together, is a High Density Mixed Use node where various high density and intensity uses are allowed. This area is already an attraction point for many citizens to live, work and play. There is a mid-block high density multi-family structure, and various entertainment venues on Cevallos Street. Blue Star art complex, where various art and entertainment venues mixed with high density residential uses are located across from Probandt Street. In addition, River Walk Mission Reach, a bicycle - pedestrian path, is a regional recreational attraction which draws many city-wide users.

Changing the subject property's current land use designation from Low Density Mixed Use to High Density Mixed Use will extend the established land use pattern to south one more block and will provide more residential units to be placed at this location to support and take advantage of the current facilities and venues. This will create much needed synergy through increased residential density to support urban development in the south side of the downtown.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Probandt Street, located east of the subject property, is a Secondary Arterial Type A roadway. South Flores Street, a Primary Arterial Type B roadway, is located at the west of the block of the subject property. Cevallos Street and Clay Street are local streets. There are VIA bus stops located nearby on Probandt Street, and South Flores Street. Probandt is served by route 46. South Flores is served by route 44. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**COMMUNITY FACILITIES ANALYSIS:**

The River Walk Mission Reach, a bicycle - pedestrian path, is located across Probandt Street. Say Si, an art academy, is located north side of the railroad tracks at the intersection of Probandt and South Alamo.

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Low Density Mixed Use.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate

action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

Approval. High Density Mixed Use land use classification is consistent with the character of the current High Density Mixed Use node in the future land use plan for this area. Extending this High Density Mixed Use node one block south will complement the existing uses and infrastructure in the area by providing more residents who will utilize them.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 14, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: April 24, 2014

No. of notices mailed 10 days prior to Public Hearing: 29 to owners of property within 200 feet; 2 to planning team members, and 1 to applicant and 2 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Lone Star Neighborhood Association and Roosevelt Park Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014129**

Current zoning: IDZ with C-2 and MF-50 uses

Proposed zoning: IDZ with C-2 and Multi-Family Residential uses not to exceed 110 units per acre

Zoning Commission Public Hearing Date: May 20, 2014

Approval.