City of San Antonio

Agenda Memorandum

File Number:20-5978

Agenda Item Number: P-2.

Agenda Date: 11/5/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Plan Amendment PA 2020-11600028
(Associated Zoning Case Z-2020-10700113)

SUMMARY:
Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: November 11, 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: August 12, 2020. This case was continued from the July 8, 2020 hearing.

Case Manager: Michael Pepe, Planner

Property Owner: Sara Martinez

Applicant: Drought, Drought & Bobbitt LLP

Representative: Matthew Badders

Location: 2000 block of North Walters

Legal Description: Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178

Total Acreage: 1.132

Notices Mailed
Owners of Property within 200 feet: 44
Registered Neighborhood Associations within 200 feet: Government Hill Alliance
Applicable Agencies: Fort Sam Houston, Martindale Air Force Base, Texas Department of Transportation

Transportation
Thoroughfare: Walters
Existing Character: Minor Arterial
Proposed Changes: None
Thoroughfare: Edgar
Existing Character: Local
Proposed Changes: None

Thoroughfare: Reno
Existing Character: Local
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.
Routes Served: 16, 21, 22, 222, 515

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: Government Hill Neighborhood Plan
Plan Adoption Date: November 11, 2010

Goals:

Redevelop and revitalize the neighborhood.

Objective: To encourage and support any revitalization and redevelopment efforts consistent with this plan.
Strategies:
· Market the vacant parcels of land to prospective homeowners and businesses.
· Recruit desired businesses and the expansion of existing businesses in the neighborhood.

Revitalization Strategy:
• Develop/encourage new businesses along Walters St. and New Braunfels Ave

Comprehensive Land Use Categories
Land Use Category: "Low Density Residential"
Description of Land Use Category:
Low Density Residential Development includes single-family residential Development on individual lots. Recommended development densities in Low Density Residential, areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.
Permitted Zoning Districts: "R-3", "R-4", "R-5", "R-6"

Land Use Category: "Mixed Use"
Description of Land Use Category:
Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.
Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-40, MF-50, NC, C-1, C-2, C-2P, IDZ, TOD, MXD, UD, O-1, O-1.5, FBZD

Land Use Category: "Low Density Mixed Use"
Provides a mix of low intensity residential and commercial uses. May be located in adjacent lots or integrated in one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses. Shared parking located to the rear of structures, limited curbcuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.
Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.
Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, NC, C-1, IDZ, TOD, MXD, UD, O-1, FBZD

Land Use Overview
Subject Property
Future Land Use Classification:
"Low Density Residential"
Current Land Use Classification:
Rental Homes

Direction: North
Future Land Use Classification:
"Low Density Residential"
Current Land Use Classification:
Single Family Homes

Direction: East
Future Land Use Classification:
"Mixed Use"
Current Land Use Classification:
Vacant

Direction: South
Future Land Use Classification:
"Low Density Residential"
Current Land Use Classification:

Vacant

Direction: West
Future Land Use Classification:
"Low Density Residential"
Current Land Use Classification:
Single Family Homes

FISCAL IMPACT:
None

Proximity to Regional Center/Premium Transit Corridor
The property is not within a regional center nor is it within a Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval.

The Planning Commission (7-0) recommends an Alternate Recommendation of "Low Density Mixed Use."

The applicant requests a Plan Amendment to "Mixed Use" to rezone to "C-2" Commercial District. The request to amend a block in its entirety is an appropriate placement of "Mixed Use" with access to I-35 and along Walters Street. It also acts as a buffer to the existing residential from traffic and street noise. area. The Walters corridor is already partially developed as "Low Density Mixed Use" and the proposed additional block of "Mixed Use" would be consistent with the area and corridor.

ALTERNATIVES:
1. Recommend Denial of the proposed amendment to the Government Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700113
Current Zoning: "R-4 CD" Residential Single Family District with a Conditional Use for up to 3
Proposed Zoning: "C-2" Commercial District
Zoning Commission Hearing Date: July 21, 2020