



City of San Antonio

Agenda Memorandum

File Number: 15-2513

Agenda Item Number: 15.

Agenda Date: 4/22/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15036

(Associated Zoning Case Number Z2015161)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Plan Update History: December 4, 2008

Current Land Use Category: Medium-Density Residential

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 22, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: John and Irma Nelson

Applicant: John and Irma Nelson

Representative: John and Irma Nelson

Location: Approximately 0.1695 acres of land being Lot 8, Block 15 out of NCB 1534, located at 1614 Martin Luther King

Total Acreage: 0.1695

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Denver Heights

Planning Team: 22

Applicable Agencies: None

Transportation

Thoroughfare: Martin Luther King Drive

Existing Character: Secondary Arterial Type B 70' - 86'

Proposed Changes: None

Public Transit: There is a VIA bus stop located at the intersection of Martin Luther King Drive at Meerscheidt Street, few feet from the subject property.

Thoroughfare: Meerscheidt Street

Existing Character: Local Street

Proposed Changes: None

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Land Use Strategies, LU 1.5: Promote flexibility and innovation in residential, business and recreational land uses.

L.U 6.5: Encourage visually and functionally compatible development with surrounding neighborhoods.

Comprehensive Land Use Categories

Medium-Density Residential: Medium-density residential uses includes; small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character.

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

Comprehensive Land Use Categories

Mixed Use: Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

Permitted Zoning Districts: MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50, IDZ

Land Use Overview

Subject Property

Future Land Use Classification: Medium-Density Residential

Current Use Classification: Single and Multi-Family Residences.

Direction: North

Future Land Use Classification: Medium-Density Residential, Public / Institutional.

Current Use: Multi-Family, Institutional, and Commercial uses

Direction: East

Future Land Use Classification: Medium-Density Residential

Current Use: Single and Multi-Family Residences

Direction: South

Future Land Use Classification: Medium Density Residential

Current Use: Single and Multi-Family Residences

Direction: West

Future Land Use Classification: Medium Density Residential

Current Use: Multi-Family and Commercial uses

Land Use Analysis

The applicant requests this Plan Amendment to Mixed Use in order to have an office with a warehouse, and a Multi-Family structure on the property. In order to accommodate this development the applicant requires the "IDZ" Infill Development Zone district which provides design flexibility, including setback and parking requirements. The development meets the intent of the "IDZ" Infill Development Zone which is to encourage and facilitate development on a redevelopment of underutilized buildings or structures within existing built-up areas. The property is currently zoned "RM-4" Mixed Residential District but the property includes a warehouse/garage on the property. The proposed Mixed Use land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate zoning of "IDZ" with uses permitted in the "RM-4" Residential Mixed District. The Mixed Use land use classification for the subject property is appropriate at this location and would allow the property to be redeveloped in the future with small scale office/warehouse uses and mixed residential uses.

ALTERNATIVES:

1. Recommend denial of the proposed amendment and requested change to plan text to the Arena District/Eastside Community Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The Mixed-Use land designation is consistent and compatible with the Arena District/Eastside Community Plan and the existing development pattern. The Mixed Use Land Use classification will make the current land uses consistent with the Land Use Plan.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015161

Current Zoning: "RM-4 AHOD" Mixed Residential Airport Hazard Overlay District.

Proposed Zoning: "IDZ AHOD" Infill Development Zone ("RM-4" and Office/Warehouse) Airport Hazard Overlay District

Zoning Commission Hearing Date: May 5, 2015