



City of San Antonio

Agenda Memorandum

File Number:15-3393

Agenda Item Number: 6.

Agenda Date: 6/10/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15051

(Associated Zoning Case Number Z2015205)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Current Land Use Category: Parks/Open Space

Proposed Land Use Category: Medium Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 10, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Mary E. Pierson-Mackey

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Lots 24, 25, and 26 in NCB 6057, located at 515 and 517 Moten Alley

Total Acreage: 0.129 acres

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Havard Place - Eastlawn

Planning Team: Arena District/Eastside - 22

Applicable Agencies: None

Transportation

Thoroughfare: Moten Alley

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: St. Martin St

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Lockhart St

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop eight blocks south at the corner of New Braunfels and Hays Street.

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: None

Section 2. Land Use Guiding Principles

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.

Comprehensive Land Use Categories

Parks/Open Space: This category includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

Comprehensive Land Use Categories

Medium Density Residential: This category 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. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

Example 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

Parks/Open Space

Current Use

Single-Family Residence

North

Future Land Use Classification

Parks/Open Space

Current Use

Single-Family Residence

East

Future Land Use Classification

Parks/Open Space

Current Use

Single-Family Residence

South

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Residence

West

Future Land Use Classification

Park Open Space

Current Use

Single-Family Residence

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to construct a single-family residence on the subject property. The subject property's current location adjacent to Medium Density Residential and current use as a single-family residence, along with the general surrounding conditions of single-family residences in either direction, makes it appropriate for the Medium Density Residential land use classification. Neither the current land use nor zoning are compatible with the current uses or the Arena District Plan. The current zoning is the result of the 1938 Zoning Districts, where it was designated as "L". Its conversion to "I-2" is the result of the adoption of the 1965 Zoning Districts. The Medium Density Residential classification supports the Arena District/Eastside Community Plan objectives of establishing a land use pattern that is responsive to the existing context.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The proposed amendment to the Medium Density Residential use classification is consistent with the land use designation of the Arena District/Eastside Community Plan and compatible with the existing development pattern and proposed zoning.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015205

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Proposed Zoning: "R-4 AHOD" Residential Single Family Airport Hazard Overlay District

Zoning Commission Hearing Date: June 16, 2015