



City of San Antonio

Agenda Memorandum

File Number:15-3609

Agenda Item Number: 17.

Agenda Date: 6/24/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15056

(Associated Zoning Case Number Z2015228)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 24, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: James E. Carter

Applicant: James E. Carter

Representative: James E. Carter

Location: Lot 4, Block 9 in NCB 6057, located at 1312 and 1314 E. Cesar Chavez Blvd.

Total Acreage: 0.2043 acres

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Denver Heights

Planning Team: Arena District/Eastside - 22

Applicable Agencies: None

Transportation

Thoroughfare: East Cesar Chavez Blvd

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: S Cherry St

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Mesquite St

Existing Character: Local Street

Proposed Changes: None

Public Transit:

VIA Bus Route 30 runs along the E. Cesar Chavez Blvd corridor in front the subject property.

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

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

Comprehensive Land Use Categories

Mixed Use: This category provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. 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 storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.)

Example 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

Land Use Overview

Subject Property
Future Land Use Classification
Medium Density Residential
Current Use
Vacant

North
Future Land Use Classification
Residential
Current Use
Mission Pharmacal Co. (Specialty Pharmaceutical Manufacturing/Printing)

East
Future Land Use Classification
Medium Density Residential
Current Use
Auto Services

South
Future Land Use Classification
Medium Density Residential
Current Use
Single-Family Residence

West
Future Land Use Classification
Medium Density Residential
Current Use
Auto Services

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to rezone to “IDZ” with uses permitted in “C-2” Commercial District, a carpentry shop, and allow for two (2) residential units. The subject property is currently not being used. It is surrounded by other commercial uses with residential uses on the property to the rear. The C-2 designation will allow for less intense commercial uses, and is appropriate for a carpentry shop. The requested Mixed Use classification supports the Arena District/Eastside Community Plan objectives of establishing a land use patterns that are responsive to the existing land uses and provides the necessary improvements to enable infill development and redevelopment.

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 Mixed Use land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate “IDZ” zoning district. The proposed amendment to Mixed Use land use classification meets the goals of the Arena District/Eastside Community Plan by promoting infill development and redevelopment of vacant or underutilized buildings.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015228

Current Zoning: "C3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District and “C-2 AHOD” Commercial District Airport Hazard Overlay District

Zoning Commission Hearing Date: July 7, 2015