



City of San Antonio

Agenda Memorandum

File Number:15-4022

Agenda Item Number: 17.

Agenda Date: 7/22/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment 15065

(Associated Zoning Case Number Z2015246)

SUMMARY:

Comprehensive Plan Component: Five Points Neighborhood Plan

Plan Adoption Date: February 3, 2000

Current Land Use Category: Low Density Residential, Medium Density Residential, and Community Commercial

Proposed Land Use Category and Related Action: Low Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 22, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Sam and Lisa Asvestas

Applicant: Sam and Lisa Asvestas

Representative: Sam and Lisa Asvestas

Location: Approximately 1.9057, acres of land out of NCB 753, and NCB 680, generally located in the 600 block of W. Cypress Street, 700 block of Jackson Street and 700 block of W. Poplar Street

Total Acreage: 1.9057

Notices Mailed

Owners of Property within 200 feet: 59

Registered Neighborhood Associations within 200 feet: Five Points Neighborhood Association

Planning Team: Five Points Planning Team - 23

Applicable Agencies: None

Transportation

Thoroughfare: Cypress Street

Existing Character: Secondary Arterial Type B 70' - 86

Proposed Changes: None

Thoroughfare: Jackson Street

Existing Character: Local

Proposed Changes: None

Thoroughfare: Polpar Street

Existing Character: Local

Proposed Changes: None

Public Transit:

There is a VIA bus stop at the corner of Cypress and Jackson Street.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Five Points Neighborhood Plan

Plan Adoption Date: February 3, 2000

Update History: August 6, 2009

Goal 2: Promote Responsible Economic Development

Objective 2.2; Work with developers so that renovated buildings do not overwhelm the architectural character of the neighborhoods.

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential use includes single-family homes on individual lots. A limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encouraged within this category.

Example Zoning Districts:

R-3, R-4, R-5, R-6

Comprehensive Land Use Categories

Medium Density Residential: Medium Density Residential land use includes duplexes, triplexes, quadplexes, townhomes, and apartment buildings up to 18 residential units per acre on single lots. Low Density Residential uses are also permitted. Uses such as playgrounds, community gardens, or pocket parks are also permitted.

Example Zoning Districts:

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18

Comprehensive Land Use Categories

Community Commercial: Community Commercial land use includes medium-intensity commercial and office uses that serve two or more neighborhoods. They should be located along arterial roads, and incorporate buffer yards and shared parking with internal circulation with adjacent uses.

Example Zoning Districts:

NC, O-1, O-1.5, C-1, C-2, C-2P, UD, and

Comprehensive Land Use Categories

Low Density Mixed Use: Low Density Mixed Use includes neighborhood commercial, office, small lodging, and medium density residential uses mixed within building and along the blockface.

Example Zoning Districts:

RM-4, RM-5, RM-6, MF-18, MF-25, NC, C2-P, IDZ, TOD, MXD, UD, FBZD

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Mixed Use

Current Use

Restaurant, carwash, laundry-mat, pet shop, and residential homes

North

Future Land Use Classification

Community Commercial

Current Use

Vacant building, Auto-shop, hardware store

East

Future Land Use Classification

Community Commercial

Current Use

Restaurant, Clinic

South

Future Land Use Classification

Community Commercial, Medium Density Residential, & Low Density Residential

Current Use

Restaurant, Single Family Homes

West

Future Land Use Classification

Low Density Residential

Current Use

Single Family Homes, vacant lots

LAND USE ANALYSIS:

The applicant requests this Plan Amendment change to Low Density Mixed Use land use classification in order to bring the subject property into compliance with applicable zoning regulations. The subject property consists of a carwash, two restaurants, a laundry-mat, a dog wash facility, a bar, a meeting facility, a party house, a reception hall, a parking lot and multi-unit residences. In order to accommodate this development the applicant requires the "IDZ" Infill Development Zone District which will accommodate all the proposed uses, which are suitable based on the character of adjacent developments.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Five Points Neighborhood 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 Low Density Mixed Use is appropriate at this location and consistent with the established land use pattern.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015246

Current Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with Specific Use Authorization for a Carwash, "O-1 AHOD" Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District, Carwash, Party House/Reception Hall/Meeting Facility, Bar/Tavern, Non-Commercial Parking Lot and three (3) residential units on 1.839 acres out of NCB 680 and NCB 753, "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with four (4) residential units and non-commercial parking lot on 0.0658 acres out of NCB 680, "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.0698 acres out of NCB 357 and "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District 0.0820 acres out of NCB 758"

Zoning Commission Hearing Date: August 4, 2015