



City of San Antonio

Agenda Memorandum

File Number:15-4720

Agenda Item Number: 12.

Agenda Date: 9/9/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment 15077

(Associated Zoning Case Number Z2015273)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Current Land Use Category: Parks / Open Space

Proposed Land Use Category: High Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 9, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Archdiocese of San Antonio

Applicant: 210 Development Group, LCC

Representative: Big Red Dog Engineering

Location: Approximately 6.094 acres of land out of NCB 3975, located at the 200 Block of East Mitchell Street

Total Acreage: 6.094

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: Roosevelt Park

Planning Team: South Central Team - 15

Applicable Agencies: None

Transportation

Thoroughfare: Mitchell Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Felisa Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Kalteyer Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Mission Road

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bust Stop (route 42), located at the intersection of Mitchell Street at Kalteyer Street, adjacent to the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Update History: November 10, 2005 & December 6, 2007

Goal: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.

Strategy HOU-1.1: Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure.

Comprehensive Land Use Categories

Parks/Open Space: Parks / Open Space includes both public and private lands available for active use (playgrounds, athletic fields) or environment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands)..

Example Zoning Districts:

None

Comprehensive Land Use Categories

High Density Residential: High-density residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification. High density residential provides for compact development consisting for the full range of residential types, including apartments, condominiums and assisting living facilities, High density residential is typical located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic though other residential uses.

Example Zoning Districts:

R-6, R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, MF-40, MF-50, MF-65

Land Use Overview

Subject Property

Future Land Use Classification

Parks/Open Space

Current Use

Abandoned Saint John Seminary

North

Future Land Use Classification

Public/Institutional, Business Park, Mixed Use

Current Use

Juvenile Detention Center, Gas Station, Auto shop, meat packaging plant

East

Future Land Use Classification

Low Density Residential, Mixed Use

Current Use

Vacant Lots, Single-Family Homes, Bar, Motel

South

Future Land Use Classification

Parks/Open Space, Low Density Residential

Current Use

Vacant Lots, Single-Family Home

West

Future Land Use Classification

Parks/Open Space, Low Density Residential, Public/Institutional

Current Use

Mission Concepcion, Gas Station, Social Service Institution, Park, Multi-Family, Single-Family

LAND USE ANALYSIS:

The proposed Plan Amendment to High Density Residential will provide for an array of housing choices for the South Central Community. The applicant requests this Plan Amendment change to High Density Residential land use classification in order to redevelop the abandoned Saint John Seminary into apartments. The proposed redevelopment may be used as a transitional buffer between lower density residential uses and the Juvenile Detention Center, the Social Service Institution, and other high intensive uses within the area. The redevelopment is located fronting Mitchell Street and it is located in a manner that does not direct traffic through other residential uses. The redevelopment plans were already approved by the Office of Historic Preservation. The proposed development offers to rehab the existing buildings with additional new construction. The proposed development meets the housing priority, values, and goals of the South Central San Antonio Community Plan.

The proposed Plan Amendment to “High Density Residential” will provide support and encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure. The development of the subject property with the “High Density Residential” use classification will contribute toward the South Central San Antonio Community Plan’s vision of compatibility by not significantly altering the existing development pattern.. The proposed change is not anticipated to pose any negative impact on adjacent neighboring uses or adversely affect any recreational

amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The proposed amendment to High Density Residential will provide for the development of housing in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015273

Current Zoning: "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "R-6 H MPOD-1 AHOD," Residential Single-Family Mission Historic Concepción Mission Protection Overlay Airport Hazard Overlay District Proposed Zoning: "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District (on 5.4552 acres) and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Concepción Mission Protection Overlay Airport Hazard Overlay District (on 0.6388 acres)

Zoning Commission Hearing Date: September 15, 2015