



City of San Antonio

Legislation Details (With Text)

File #: 16-1453

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 2/10/2016

Title: PLAN AMENDMENT # 16025 (Council District 2): A request by K/T TX Holdings, LLC c/o John Cooley, for approval of a resolution to amend the future land use plan of the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 4, 5 and 6, Block 5, NCB 488, located at 1604 North Hackberry Street from "Neighborhood Commercial" to "High Density Residential." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16025, 2. Aerial-PA_16025, 3. PC Resolution - PA 16025

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16025
(Associated Zoning Case Z2016087)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Update History: November 4, 2010

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category: High Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 10, 2016

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC c/o John Cooley

Representative: John Cooley

Location: 1604 North Hackberry Street

Legal Description: Lots 4, 5 and 6, Block 5, NCB 488

Total Acreage: 0.47 acres

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Government Hill Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: North Hackberry Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

VIA bus route #20 runs along East Carson Street to the north with the nearest stop at the corner of North Hackberry Street and East Carson Street.

ISSUE:

Plan Adoption Date: September 20, 2001

Update History: November 4, 2010

Goal: Land Use/Revitalization

2.1 Redevelop and revitalize the neighborhood.

Comprehensive Land Use Categories

Neighborhood Commercial: Neighborhood Commercial includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density Residential uses. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Pedestrian amenities are strongly encouraged.

Example Zoning Districts: NC, C-1, O-1

Comprehensive Land Use Categories

High Density Residential: High Density Residential development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include Low Density and Medium Density residential uses. High Density residential uses generally exceed 18 dwelling units per acre.

This form of development should be located along collectors, arterials, or highways. It can function as a compatible transition between Medium and Low Density residential and higher intensity commercial uses. This classification can include certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access. High Density Residential uses should be appropriately buffered from adjacent residential.

Example Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50; and less intense residential zoning districts

Land Use Overview

Subject Property

Future Land Use Classification

Neighborhood Commercial

Current Use

Plants and Pottery Yard

North

Future Land Use Classification

Mixed Use

Current Use

Commercial Building and Single-Family Residential

East

Future Land Use Classification

Medium Density Residential and Neighborhood Commercial

Current Use

Multi-family Residential and Single-Family Residential

South

Future Land Use Classification

None

Current Use

I-35 Freeway

West

Future Land Use Classification

Mixed Use

Current Use

Culligan, Parking Lots, Vacant Land

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to rezone to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed thirty-three (33) units per acre. The subject property is currently not being used. It is surrounded by other commercial uses with residential uses on the property to the south. The requested High Density Residential classification supports the Government Hill Neighborhood Plan's objectives of establishing 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 Government Hill 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 High Density Residential 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 High Density Residential land use classification meets the goals of the Government Hill Neighborhood Plan by promoting infill development and redevelopment of vacant or underutilized buildings.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016087

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed thirty-three (33) units per acre

Zoning Commission Hearing Date: February 16, 2016