



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6401

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 1/17/2019

**Title:** PLAN AMENDMENT CASE # PA-2018-900004 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future the land use from "Light Industrial" to "Low Density Residential" on Lot 11 and Lot 12, Block 15, NCB 1292, located at 111 Seguin Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018-900008)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-01-17-0057

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA2018-900004  
(Associated Zoning Case Z2018-900008)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Current Land Use Category:** "Light Industrial"

**Proposed Land Use Category:** "Low Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 14, 2018

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Gary Bleeke

**Applicant:** James Leonard

**Representative:** James Leonard

**Location:** 111 Seguin Avenue

**Legal Description:** Lot 11 and Lot 12, Block 15, NCB 1292

**Total Acreage:** 0.232

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance Neighborhood Association

**Applicable Agencies:** Fort Sam Houston

**Transportation**

**Thoroughfare:** Seguin Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
Routes Served: 20, 21

**Comprehensive Plan**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Plan Goals:**

- Conserve, rehabilitate and/or replace (if necessary) housing stock.
- Redevelop and revitalize the neighborhood.

**Comprehensive Land Use Categories**

**Land Use Category:** "Light Industrial"

**Description of Land Use Category:**

General manufacturing, wholesaling, warehousing, and research and development uses.

**Permitted Zoning Districts:** "C-3", "L"

**Land Use Category:** "Low Density Residential"

**Description of Land Use Category:**

Primarily single-family dwellings on individual lots. Development densities in these areas will not exceed 7 dwelling units per gross acre.

**Permitted Zoning Districts:** "R-6", "NP-8", "NP-10", NP-15"

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Residences

Direction: East

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Single-Family Residence

Direction: South

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Restaurant

Direction: West

**Future Land Use Classification:**

Light Industrial

**Current Land Use:**

Residences

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located half a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (7-0) recommend Approval.

The proposed land use amendment from “Light Industrial” to “Low Density Residential” is requested in order to rezone the property to “R-4” Residential Single-Family District. This is consistent with the Government Hill Neighborhood Plan’s goal to replace the housing stock and to redevelop the neighborhood. The subject properties, and surrounding areas, are primarily residential uses. The land use and zoning for the area is inconsistent and the proposed plan amendment will bring the subject properties into conformity.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018-900008**

Current Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: November 20, 2018

