



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5348

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 10/26/2016

**Title:** PLAN AMENDMENT # 16085 (Council District 7): A request by HomeSpring Realty Partners and Vickrey & Associates, Inc. for approval of a resolution to amend the future land use plan contained in the Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 13.061 acres out of NCB 11545, located in the 4800 Block of Callaghan Road from "Low Density Residential Estate" and "Community Commercial" to "High Density Residential". Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016273)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PC Resolution- PA 16085

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

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Plan Amendment 16085  
(Associated Zoning Case Z2016273)

**SUMMARY:**

**Comprehensive Plan Component:** Ingram Hills Neighborhood Plan

**Plan Adoption Date:** June 4, 1992

**Current Land Use Category:** Low Density Residential Estate and Community Commercial

**Proposed Land Use Category:** High Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 26, 2016

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Florence H. Block Grandchildren's Irrevocable Trust

**Applicant:** Florence H. Block Grandchildren's Irrevocable Trust

**Representative:** Home Spring Realty Partners and Vickrey & Associates, Inc.

**Location:** 4800 Block of Callaghan

**Legal Description:** 13.061 acres out of NCB 11545

**Total Acreage:** 13.061 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Ingram Hills Neighborhood Association and Thunderbird Hills Neighborhood Association.

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Callaghan

**Existing Character:** Secondary Arterial

**Proposed Changes:** None known.

**Thoroughfare:** E Horseshoe Bend

**Existing Character:** Local Street

**Proposed Changes:** None known.

**Thoroughfare:** Majestic Dr

**Existing Character:** Local Street

**Proposed Changes:** None known.

**Thoroughfare:** Silvercrest Dr

**Existing Character:** Local Street, one lane in each direction.

**Proposed Changes:** None known.

**Thoroughfare:** Woodside Dr

**Existing Character:** Local Street

**Proposed Changes:** None known.

**Public Transit:**

There are no VIA bus stops within close proximity of the subject property.

**ISSUE:**

**Plan Adoption Date:** June 4, 1992

**Update History:** May 21, 2009

Goal 1: Housing - Preserve and enhance the neighborhood's housing stock

**Comprehensive Land Use Categories**

**Low Density Residential Estate:** This Category includes large lot Single Family Residential uses which will allow individual lot not less than 10,000 square feet. The type of development is preferred to be located on low volume traffic streets. Certain non-residential uses such as schools, places of worship, and parks can be located

in this category.

**Example Zoning Districts:**

RE, R-20, NP-15 & NP-10

**Comprehensive Land Use Categories**

**Community Commercial:** This category allows for offices, professional services and moderate intensity retail uses. A grocery store, gas station (without car wash), pawn shop, paint store or nursery can be located on this category. These types of uses can be located along arterials and can serve as buffer between residential uses or between an arterial and low density residential.

**Example Zoning Districts:**

C-1 & C-2

**Comprehensive Land Use Categories**

**High Density Residential:** This category includes multi-family developments with more than 18 units/acre, such as apartment complexes, but can also include low density and medium density residential uses. These types of uses are preferred along collectors, arterials and can serve as a buffer between low or medium density residential land uses and commercial uses to allow for a mixture of housing options.

**Example Zoning Districts:**

MF-25, MF-33 & MF-40

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential and Residential Estate

**Current Use**

Vacant Lot

North

**Future Land Use Classification**

General Urban Tier

**Current Use**

Vacant Lot

East

**Future Land Use Classification**

Community Commercial and Low Density Residential Estate

**Current Use**

Commercial and Single-Family Residence

South

**Future Land Use Classification**

Low Density Residential Estate and Open Space/Park

**Current Use**

Vacant Lots and Single Family Residences

West

**Future Land Use Classification**

Community Commercial and Low Density Residential Estate

**Current Use**

Vacant Lots, Single Family Residences and Commercial

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to construct an apartment complex not to exceed 25 units per acre. The subject property is located on Callaghan Road and the rear of the subject property faces the adjacent neighborhood. The proposed change to High Density Residential is consistent with the neighborhood plan to provide a mixture of housing options. This project is a public/private joint venture to provide affordable housing that promotes high quality site and building design, limits the encroachment of commercial uses into established residential uses, and is reinvesting into the existing residential neighborhood. In addition, the property was purposely left out of the Ingram Hills Conservation District.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Greater Dellview Area Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The request to High Density Residential is decreasing the intensity, while increasing the density, which is an appropriate transition from commercial uses to the neighborhood given the location of the subject property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016273**

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District

Proposed Zoning: "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: November 1, 2016