City of San Antonio

Legislation Details (With Text)

File #:	17-2849
Type:	Plan Amendment
	In control: City Council A Session
On agenda:	5/18/2017
Title:	PLAN AMENDMENT # 17041 (Council District 1): An Ordinance amending the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017123)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Adopted and Proposed Map, 2. Aerial Map, 3. Signed Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2017-05-18-0357

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

Department Head: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Plan Amendment 17041
(Associated Zoning Case Z2017123)

SUMMARY:
Comprehensive Plan Component: Lavaca Neighborhood Plan

Plan Adoption Date: September 27, 2001

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: April 12, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: SJPLVC, LLC

Applicant: SJPLVC, LLC

Representative: Kaufman & Killen, Inc.

Location: 410, 414, and 418 Barrera Street

Legal Description: Lots 3 and 4, Block 7, NCB 926, located at the intersection of Barrera Street and Labor Street

Total Acreage: 0.432

Notices Mailed
Owners of Property within 200 feet: 19
Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association
Applicable Agencies: Parks, Office of Historic Preservation, and the Planning Department

Transportation
Thoroughfare: Barrera Street
Existing Character: Local Street
Proposed Changes: None Known

Thoroughfare: Labor Street
Existing Character: Local Street
Proposed Changes: None Known

Public Transit:
Via route 32 and 232 is one block west on Barrera Street.

ISSUE:
Plan Adoption Date: September 27, 2001
Update History: None
Goal 2: Improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.
Comprehensive Land Use Categories
Low Density Residential: Low-density residential uses include single-family houses on individual lots. Low-density residential also includes duplexes and granny flats or garage apartments. Existing three and four family dwellings are desired within the geographic area of this classification (See Proposed Land Use Plan Map). However, new three and four family dwellings, including conversion of large single-family homes are not desired.
Example Zoning Districts:
R-5, R-6, NP-8, NP-10, NP-15, IDZ, and UD

Comprehensive Land Use Categories
High Density Residential: High-density residential uses include large apartment buildings. Medium and low-density residential uses also can be found within this classification.
Example Zoning Districts:
MF-25, MF-33, UD, as well as IDZ with density permitted in MF-25, MF-33, and UD

Land Use Overview
Subject Property
Future Land Use Classification
Low Density Residential
Current Use
Single-Family Residences

North
Future Land Use Classification
High Density Residential
Current Use

Multi-Family Dwellings (Senior Public Housing)

East
Future Land Use Classification
Medium Density Residential
Current Use
Labor Street Park

South
Future Land Use Classification
Low Density Residential
Current Use
Residential Mixed

West
Future Land Use Classification
Government Institutional
Current Use
David G. Burnet Elementary School

LAND USE ANALYSIS:
The applicant requests this plan amendment and associated zoning change in order to increase the density to allow six single- family dwelling units on the subject property. The subject property is in an area that includes Medium and High Density Residential which makes the subject property appropriate for the High Density Residential land use classification. The High Density Residential classification supports the Lavaca Neighborhood Plan goal of improving the overall quality of housing while maintaining the historic character.

ALTERNATIVES:
1. Recommend denial of the proposed amendment to the Lavaca Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:
None

RECOMMENDATION:
Staff recommends approval. The subject property is located in an area where Medium and High Density Residential are prevalent. The High Density Residential designation would be appropriate land use classification due to the lot size and existing structures on the subject property.

PLANNING COMMISSION RECOMMENDATION:
Approval (7-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017123
Current Zoning: "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District
Proposed Zoning: "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre
Zoning Commission Hearing Date: April 18, 2017