



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6071

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/22/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600038 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035, located at 1006 Chulie Street, 1010 Chulie Street and 707 Rexford. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700142)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Signed Ordinance, 3. Draft Ordinance, 4. Ordinance 2019-08-22-0671

Date	Ver.	Action By	Action	Result
8/22/2019	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA-2019-11600038  
(Associated Zoning Case Z-2019-10700142)

**SUMMARY:**

**Comprehensive Plan Component:** North Central Community Plan

**Plan Adoption Date:** February 14, 2002

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 24, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Frank Ramirez

**Applicant:** SAMA Developers, LLC

**Representative:** Brown and Ortiz

**Location:** 1006 Chulie Street, 1010 Chulie Street and 707 Rexford

**Legal Description:** Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035

**Total Acreage:** 0.764 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** Shearer Hills / Ridgeview Neighborhood Association

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Chulie

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Rexford

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance: 647

**ISSUE:**

None.

**Comprehensive Plan**

**Comprehensive Plan Component:** North Central Community Plan

**Plan Adoption Date:** February 14, 2002

**Plan Goals:**

Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.

**Comprehensive Land Use Categories**

**Land Use Category:** “Low-Density Residential”

**Description of Land Use Category:** Medium Density Residential includes small lot single family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6

**Land Use Category:** “High Density Residential”

**Description of Land Use Category:**

High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.

**Permitted Zoning Districts:** MF-25, MF-33, MF-40, MF-50

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

High Density Residential

Direction: North

**Future Land Use Classification:**

Regional Commercial

**Current Land Use Classification:**

Regional Commercial

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Low Density Residential

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Low Density Residential

Direction: West

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Neighborhood Commercial

**FISCAL IMPACT:**

None.

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

The property is located within the Greater Airport Area Regional Center. The property is located within a ½ of a mile of the Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial. Planning Commission (6-1) recommends Approval.

The proposed “Medium Density Residential” would allow for intense, but fragmented development within the interior of a block that would be inconsistent with the residential character of the neighborhood. An overall change of the of block from “Low Density Residential” to “Medium Density Residential” or “High Density Residential” as a collective approach is preferable. This would allow a more consistent planning pattern across the block with direct access to the freeway. Until then, the block is appropriate as “Low Density Residential,” since the existing development within the block consists of single-family homes.

**ALTERNATIVES:**

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z 2019-10700142**

Current Zoning: “R-5 AHOD” Single Family Residential Airport Hazard Overlay District

Proposed Zoning: “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District

Zoning Commission Hearing Date: August 6th, 2019