



City of San Antonio

Legislation Details (With Text)

File #: 18-2296

Type: Plan Amendment

In control: Planning Commission

On agenda: 3/14/2018

Title: PLAN AMENDMENT CASE # 18035 (Council District 5): A request by Seref Hacibektasoglu for approval of a resolution to amend the Nogalitos/South Zarzamora Community 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 Lot 25 and Lot 26, Block 7, NCB 3910, located at 723 Recio Street. Staff recommends Denial with an Alternate Recommendation. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018106)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18035
(Associated Zoning Case Z2018115)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 30, 2004

Plan Update History: June 18, 2009

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 14, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Seref Hacibektasoglu

Applicant: Seref Hacibektasoglu

Representative: Seref Hacibektasoglu

Location: 723 Recio Street

Legal Description: Lot 25 and Lot 26, Block 7, NCB 3910

Total Acreage: 0.1435

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Recio Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Bordoy Street

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA Routes 51 and 251 are 2 blocks west of the subject property

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 30, 2004

Update History: June 18, 2009

Plan Goals: Goal 1: Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods

Goal 2.1: Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as a granny flats, garage apartments, and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be oriented toward the center of the neighborhood and located away from major arterials.

Permitted Zoning Districts: R-20, R-6, R-5, R-4

Land Use Category: High-Density Residential

Description of Land Use Category: High-density residential uses include multi-family residential developments with more than four units, such as apartments, condominiums, and assisted living facilities, but can also include Low-density and Medium-density residential uses. This form of development should be located along or in the vicinity of major arterials or collector streets, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between lower density residential uses and non-residential uses. High-density residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls, and should be located in a manner that does not route traffic through other residential areas.

Permitted Zoning Districts: RM-6, RM-5, RM-4, MF-25, MF-33, MF-40

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Apartments

Direction: North

Future Land Use Classification:

Low Density Residential, Medium Density Residential

Current Land Use Classification:

Single Family Residences

Direction: East

Future Land Use Classification:

Low Density Residential, Neighborhood Commercial

Current Land Use Classification:

Single Family Residences

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single Family Residences, Apartments

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single Family Residences

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Plan, or a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial, with the alternate recommendation of “Medium Density Residential”.

The property owner purchased the property as a sixplex with the intention to remodel the property. In doing so, the applicant was informed by DSD that the zoning was for a fourplex. It is a goal within the Nogalitos/South Zarzamora Community Plan to encourage quality infill housing that fits the character of the neighborhood. However, six units in the middle of the neighborhood drastically changes the character of the surrounding area. Objective 2.1 within the community plan aims to protect and preserve the character of the neighborhood, while improving the physical appearance. As the property is now, it is already out of place. Staff’s alternate recommendation would be to maintain its current “R-4 CD” Residential Single Family with Conditional Use for a Fourplex. However, it should be noted that to get the property into compliance with a fourplex, the associated land use needed is “Medium Density Residential” and the Applicant has requested “High Density Residential”.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Nogalitos/South Zarzamora Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018115

Current Zoning: “R-4 CD” Residential Single-Family with a Conditional Use for Four (4) Dwelling Units

Proposed Zoning: “IDZ” Infill Development Zone for Six (6) Dwelling Units

Zoning Commission Hearing Date: March 20, 2018