



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-1716

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 2/21/2019

**Title:** PLAN AMENDMENT CASE # PA-2018-900019 (Council District 1): Ordinance amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “High Density Residential” on Lot 36, Lot 37 and the west 9 feet of Lot 38, Block 3, NCB 6557, located at 137 East Norwood Court. Staff and Planning Commission recommend Approval (Associated Zoning Case Z2018-900064).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-02-21-0154

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA2018-900019  
(Associated Zoning Case Z2018-900064)

**SUMMARY:**

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

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

**Current Land Use Category:** “Medium Density Residential”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 9, 2019

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** 137 Norwood LLC

**Applicant:** Laurie Weiss

**Representative:** Laurie Weiss

**Location:** 137 East Norwood Court

**Legal Description:** Lot 36 through Lot 37 and the West 9 Feet of Lot 38, Block 3, NCB 6557

**Total Acreage:** 0.1774

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Monte Vista Terrace

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** East Norwood Court

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 5, 204

**Comprehensive Plan**

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

**Plan Adoption Date:** February 4, 2002

**Plan Goals:**

- GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.
- GOAL 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

**Comprehensive Land Use Categories**

**Land Use Category:** “Medium 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.

**Recommended Zoning Districts:** RM-4, Mixed Residential, RM-5, Mixed Residential, RM-6, Mixed Residential, (and less intense residential zoning districts)

**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.

**Recommended Zoning Districts:** MF-25, Multifamily, MF-33, Multifamily, MF-40, Multifamily, MF-50, Multifamily, (and less intense residential zoning districts)

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Multi-Family Residence

Direction: North

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

Multi-Family Residence

Direction: East

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Retail Store

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Two-Family and Single-Family Residences

Direction: West

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use:**

Two-Family and Single-Family Residences

**FISCAL IMPACT:**

None.

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

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

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “Medium Density Residential” to “High Density Residential” is requested in order to rezone the property to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for (8) Residential Units. This is consistent with the North Central Neighborhoods Community Plan’s goal to maintain and preserve the quality of the existing residential properties through the

encouragement of rehabilitation and code compliance.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the North Central Neighborhoods Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018-900064**

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for (8) Residential Units

Zoning Commission Hearing Date: January 15, 2019