



City of San Antonio

Legislation Details (With Text)

File #: 17-3548

Type: Plan Amendment

In control: City Council A Session

On agenda: 9/21/2017

Title: PLAN AMENDMENT CASE # 17052 (Council District 1): An 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 "Low Density Residential" to "High Density Residential" on Lot 48, Block 3, NCB 6557, located at 125 West Norwood Court. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2017161)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Map, 2. Draft Ordinance, 3. Ordinance 2017-09-21-0729

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 17052
(Associated Zoning Case Z2017161)

SUMMARY:

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 24, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Camden Town LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 125 West Norwood Court

Legal Description: Lot 48, Block 3, NCB 6557

Total Acreage: 0.2112

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: West Norwood Court

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Howard Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: Via route 5, 204, and 509 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 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.

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. 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 accessibility

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

Comprehensive Land Use Categories

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: RM-4, RM-6, MF-18, MF-33

Land Use Overview

Subject Property

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Duplex

Direction: North

Future Land Use Classification: High Density Residential

Current Land Use Classification: Apartment Complex

Direction: East

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Single-Family Residences

Direction: South

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Single Family Residence, Vacant Lot

Direction: West

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Vacant Lot, Single-Family Residence

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within a half of a mile of San Pedro Avenue, a Premium Transit Corridor. The subject property is not within a Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Denial.

The applicant requests this plan amendment and associated zoning change in order to allow for a total of six-dwelling units on the subject property. The property is on a street that includes primarily Low and Medium Density Residential uses. High Density Residential land use classification has the potential to alter the density of the neighborhood. The High Density Residential land use to the north is an established apartment complex that is not a part of the streetscape on West Norwood Court. Staff is unable to classify this request as an extension of that land use designation. The High Density Residential classification would increase density on West Norwood Court which consists primarily of Single-Family Residences and Duplexes.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the North Central Neighborhood Community Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017161

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 in "MF-33" Multi-Family District