



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4289

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 9/3/2015

**Title:** PLAN AMENDMENT #15067 (Council District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.8586 acres of out of NCB 7906 and NCB 7724, located at 186 Bristol Street from "Low Density Residential" to "Medium Density Residential". Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2015241)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA 15067, 2. Aerial-PA 15067, 3. PC Resolution -PA 15067

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

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 15067  
(Associated Zoning Case Z2015241)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 22, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** John E. Gonzales

**Applicant:** John E. Gonzales

**Representative:** John E. Gonzales

**Location:** Approximately 0.8586 acres of land being Lot 83, Block 2 in NCB 7906 and Lot S IRR 293.48 FT of 1 & 2 in NCB 7724 located at 186 Bristol Street

**Total Acreage:** 0.8586

**Notices Mailed**

**Owners of Property within 200 feet:** 40

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 15

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Bristol Avenue

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Flores Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None

**Thoroughfare:** Southcross Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None

**Thoroughfare:** Compton Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop at the corner of Bristol Avenue and South Flores Street.

**ISSUE:**

**Plan Adoption Date:** August 19, 1999

**Update History:** December 6, 2007

**Pg. 9 Neighborhood Development**

**Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.**

**Comprehensive Land Use Categories**

**Low Density Residential:** This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

**Example Zoning Districts:**

R-4, R-6, R-5, NP-8, NP-10, NP-15, and UD

**Comprehensive Land Use Categories**

**Medium Density Residential:** Medium density residential mainly includes single-family houses on individual lots, however, zero-lot line configurations, duplexes, triplexes fourplexes, and townhomes may be found within this classification. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence.

**Example Zoning Districts:**

R-3, R-4, RM-4, RM-5, RM-6, MF-18, UD

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Home

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

West

**Future Land Use Classification**

Low Density Residential and Mixed Use

**Current Use**

Single-Family Residences and Commercial Uses

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to construct a multi-family facility on the subject property. The subject property is located in an area that is predominately single family residential in character on the north, south, east and west. The South Central San Antonio Community Plan designates the properties to the north, south, east, and west as Low Density Residential land use. The request for Medium Density Residential land use would allow for development that is not consistent with the surrounding properties and would significantly alter the development pattern of the area. The requested change would not be in support of the goals of the South Central San Antonio Community Plan that encourage housing development that is compatible with the character of the community.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends denial. The request for Medium Density Residential land use would allow for development that is not consistent with the surrounding properties and would significantly alter the development pattern of the area. The requested change would not be in support of the goals of the South Central San Antonio Community Plan that encourage housing development that is compatible with the character of the community.

**PLANNING COMMISSION RECOMMENDATION:** Denial (9-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015241

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MF-18 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: August 4, 2015

Zoning Commission Recommendation: Denial