



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-5760

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**Agenda Item Number:** 15.

**Agenda Date:** 10/25/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 17083

(Associated Zoning Case Z2017274)

**SUMMARY:**

**Comprehensive Plan Component:** Near Northwest Community Plan

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

**Plan Update History:** September 24, 2008

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 25, 2017. This case is continued from the October 11, 2017 Planning Commission hearing.

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Gallium Cross, LLC

**Applicant:** A-1 Egeineering, LLC

**Representative:** Mr. Joseph Tober, P.E.

**Location:** 1006 Vance Jackson Road

**Legal Description:** 0.47 acres out of NCB 8417

**Total Acreage:** 0.47

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Los Angeles Heights Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Greenlawn Drive

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Vance Jackson Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** Via route 96 is within walking distance from the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Near Northwest Community Plan

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

**Update History:** September 24, 2008

**Plan Goals:** Goal 3 - Housing Preserve and revitalize the community's unique mix of quality housing. 3.1- Provide well-maintained housing for a mix of incomes. 3.4- Encourage new housing development that is compatible with the community's character.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:** Urban Low-Density Residential mainly includes single family houses on individual lots. 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. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, 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:** R3, R4, R5, R6

**Land Use Category:** High Density Residential

**Description of Land Use Category:** High-Density Residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification.

**Permitted Zoning Districts:** MF25, MF33, MF40, RM4, RM5, RM6, R3, R4, R5, R6

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use Classification:**

Vacant lot

Direction: North

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Residence, Self-Storage Facility, Tile Shop

Direction: East

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: South

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use Classification:**

Single-Family Residences and Office

Direction: West

**Future Land Use Classification:**

Urban Low Density Residential, Community Commercial, High Density Residential, Medium Density Residential

**Current Land Use:**

Apartments, Condominiums, Office, Single-Family Residences

**FISCAL IMPACT:**

None

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

The subject property is not within a Regional Center or a Premium Transit Corridor

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant proposes to construct a multi-family development with a maximum of twelve units. One of the guiding principles as part of the SA Tomorrow Comprehensive Plan is to provide affordable housing and transportation choices throughout the city. While the property is not within a regional center, or a premium transit corridor, it is within close proximity to the Medical Center Regional Center, and the Fredericksburg Metro Premium Plus route. It is a growth and city form goal to have higher densities that are focused around regional centers and along arterial corridors. Allowing the change to “High Density Residential” provides the opportunity to align the land use with infrastructure investments and economic development. In addition, the Near Northwest Community Plan encourages development sites that promote a mix of housing types, and new development that reflects the character of the surrounding areas, as well as providing housing for a mix of incomes. The existing land uses consist of a blend of multi-family, single-family, and commercial uses. A multi-family development would not be out of character for the area and is an appropriate fit.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Near Northwest Community Plan, as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017274**

Current Zoning: "O-2 AHOD" High Rise Office Airport Hazard Overlay District and  
"R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MF-25 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: October 17, 2017