



City of San Antonio

Legislation Details (With Text)

File #: 15-4000

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 7/22/2015

Title: PA 15067: A request by John E. Gonzales, for approval of a resolution to amend 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 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 from "Low Density Residential" to "Medium Density Residential". Staff recommends denial. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

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: District 3

SUBJECT:

Plan Amendment 15067
(Associated Zoning Case Number 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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

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