



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4023

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/22/2015

**Title:** PA #15064: A request by Barbara Warren 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 0.220, out of Lot 27, NCB 7657, located at 1430 Napier Avenue, from "Parks / Open Space" to "Low Density Residential". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA15064 Aerial Map, 2. PA15064 Adopted and Proposed LU Maps, 3. PA 15064 PC Resolution

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

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Plan Amendment 15064  
(Associated Zoning Case Number Z2015238)

**SUMMARY:**

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

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

**Current Land Use Category:** Parks/Open Space

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

**BACKGROUND INFORMATION:**

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

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Alba de Leon

**Applicant:** Barbara Warren

**Representative:** Barbara Warren

**Location:** Approximately 0.22 acres of land out of Lot 27, NCB 7657, located at 1430 Napier Avenue

**Total Acreage:** 0.22

**Notices Mailed**

**Owners of Property within 200 feet:** 59

**Registered Neighborhood Associations within 200 feet:** East Pyron - Symphony Lane Neighborhood Association

**Planning Team:** South Central Planning Team - 15

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Napier Avenue

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:**

None.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** November 10, 2005 & December 6, 2007

**Guiding Principal:** Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.

**Implementation:** Conservation and revitalization of existing neighborhoods through comprehensive rezoning and other city programs.

**Comprehensive Land Use Categories**

**Parks/Open Space:** Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields, passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

**Example Zoning Districts:**

None

**Comprehensive Land Use Categories**

**Low Density Residential:** Low Density Residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, place of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

**Example Zoning Districts:**

RP, RE, R-20, R-3, R-4, R-5, R-6

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Vacant lot

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant lots, single-family homes

East

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Single-family homes, vacant lots

South

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Vacant lots, parking structures, retail center

West

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Single-Family Homes, vacant lots

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment change to Low Density Residential land use classification in order to build a single-family home on the subject property. The subject property is a vacant lot surrounded by single-family homes and the property is zoned as “C-3R H RIO-5 AHOD” Commercial Restrictive Alcoholic Sales Historic River Improvement Airport Hazard Overlay District. The proposed development is appropriate based on the character of adjacent uses.

**ALTERNATIVES:**

1. Recommend denial 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 approval. The proposed amendment to Low Density Residential land use classification is appropriate based on the character of the adjacent uses. .

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015238**

Current Zoning: “C-3R H RIO-5 AHOD” Commercial Restrictive Alcoholic Sales Mission Historic River Improvement Overlay Airport Hazard Overlay District.

Proposed Zoning: “R-6 H RIO-5 AHOD” Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District.

Zoning Commission Hearing Date: August 4, 2015