



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2616

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 4/12/2017

**Title:** PLAN AMENDMENT # 17041 (Council District 1): A request by Kaufman and Killen, Inc for approval of a resolution to amend the Lavaca Neighborhood 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 Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107), Daniel.Hazlett@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017123)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed Map, 2. Aerial Map, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**Department Head:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 17041  
(Associated Zoning Case Z2017123)

**SUMMARY:**

**Comprehensive Plan Component:** Lavaca Neighborhood Plan

**Plan Adoption Date:** September 27, 2001

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 12, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** SJPLVC, LLC

**Applicant:** SJPLVC, LLC

**Representative:** Kaufman & Killen, Inc.

**Location:** 410, 414, and 418 Barrera Street

**Legal Description:** Lots 3 and 4, Block 7, NCB 926, located at the intersection of Barrera Street and Labor Street

**Total Acreage:** 0.432

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Lavaca Neighborhood Association

**Applicable Agencies:** Parks, Office of Historic Preservation, and the Planning Department

**Transportation**

**Thoroughfare:** Barrera Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Labor Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:**

Via route 32 and 232 is one block west on Barrera Street.

**ISSUE:**

**Plan Adoption Date:** September 27, 2001

**Update History:** None

Goal 2: Improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.

**Comprehensive Land Use Categories**

**Low Density Residential:** Low-density residential uses include single-family houses on individual lots. Low-density residential also includes duplexes and granny flats or garage apartments. Existing three and four family dwellings are desired within the geographic area of this classification (See Proposed Land Use Plan Map). However, new three and four family dwellings, including conversion of large single-family homes are not desired.

**Example Zoning Districts:**

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

**Comprehensive Land Use Categories**

**High Density Residential:** High-density residential uses include large apartment buildings. Medium and low-density residential uses also can be found within this classification.

**Example Zoning Districts:**

MF-25, MF-33, UD, as well as IDZ with density permitted in MF-25, MF-33, and UD

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

North

**Future Land Use Classification**

High Density Residential

**Current Use**

Multi-Family Dwellings (Senior Public Housing)

East

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Labor Street Park

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Residential Mixed

West

**Future Land Use Classification**

Government Institutional

**Current Use**

David G. Burnet Elementary School

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to increase the density to allow six single- family dwelling units on the subject property. The subject property is in an area that includes Medium and High Density Residential which makes the subject property appropriate for the High Density Residential land use classification. The High Density Residential classification supports the Lavaca Neighborhood Plan goal of improving the overall quality of housing while maintaining the historic character.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Lavaca Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends approval. The subject property is located in an area where Medium and High Density Residential are prevalent. The High Density Residential designation would be appropriate land use classification due to the lot size and existing structures on the subject property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017123**

Current Zoning: "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre

Zoning Commission Hearing Date: April 18, 2017