



City of San Antonio

Legislation Details (With Text)

File #: 17-5391
Type: Plan Amendment
In control: Planning Commission
On agenda: 10/11/2017
Title: PLAN AMENDMENT CASE # 17083 (Council District 1): A request by Joseph Tober, P.E. for approval of a resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "High Density Residential" on 0.47 acres out of NCB 8417, located at 1006 Vance Jackson Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017274).
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Land Use Maps, 2. Draft Resolution

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

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 11, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Gallium Cross, LLC

Applicant: A-1 Engineering, 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

Proposed Zoning: “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: October 17, 2017