



City of San Antonio

Legislation Details (With Text)

File #: 17-6497

Type: Plan Amendment

In control: Planning Commission

On agenda: 12/13/2017

Title: PLAN AMENDMENT CASE # 18010 (Council District 5): A request by the Arturo and Julieta Hernandez for approval of a resolution to amend the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 14 and 15, Block 1, NCB 8960, located at 1103 and 1107 Vermont Street. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018026)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18010
(Associated Zoning Case Z2018026)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 30, 2004

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Arturo and Julieta Hernandez

Applicant: Arturo and Julieta Hernandez

Representative: Lupe Sanchez

Location: 1103 and 1107 Vermont Street

Legal Description: Lot 14 and 15, Block 1, NCB 8960

Total Acreage: 0.287

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet:

Applicable Agencies: None.

Transportation

Thoroughfare: Vermont Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Orey Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Division Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bust routes 46 and 246 are adjacent to the subject properties.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 30, 2004

Plan Goals: Goal 1: Housing - Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as a granny flats, garage apartments, and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be oriented toward the center of the neighborhood and located away from major arterials.

Permitted Zoning Districts: “R-20”, “R-6”, “R-5”, “R-4”

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium-density residential uses include the uses in the Low-Density Residential category as well as duplexes, triplexes, fourplexes, townhomes, row houses and zero lot line configurations. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain nonresidential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be located along residential roads or collector streets and can serve as a buffer between Low-density residential and more intense land uses such as commercial structures.

Permitted Zoning Districts: “R-6”, “R-5”, “R-4”, “RM-6”, “RM-5”, “RM-4”

Land Use Overview

Subject Property

Future Land Use Classification:

Low-Density Residential

Current Land Use Classification:

Vacant Lots

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

“Neighborhood Commercial”, “Low Density Residential”

Current Land Use Classification:

Convenience Store/Gas Station, Single-Family Residence

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residence

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Single-Family Residence

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject properties are not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested in order to permit the rezoning request of “RM-4” Mixed Residential District. The properties are located at the corner of Vermont Street and Orey Avenue and south of Division Avenue, a secondary arterial. However, the requested “Medium Density Residential” is not consistent with the neighborhood which is primarily “Low Density Residential”. The introduction of “Medium Density Residential” will alter the current character of the neighborhood which is primarily single-family residences.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Nogalitos/South Zarzamora Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018026

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

Proposed Zoning: “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: December 19, 2017