



City of San Antonio

Legislation Details (With Text)

File #: 17-6564

Type: Plan Amendment

In control: Planning Commission

On agenda: 12/13/2017

Title: PLAN AMENDMENT CASE # 18004 (Council District 1): A request by Patrick Christensen, for approval of a resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" and "Low Density Residential" to "High Density Residential" on All of Block, NCB 8566, Lot 12 and Lot 13, Block 2, NCB 7302, All of Block, NCB 7301, and 0.1345 acres out of NCB 7303, located at 3222 Howard Street, 3223 Howard Street and 234 Melrose Place. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018011)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18004
(Associated Zoning Case Z2018011)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "High Density Residential" and "Low Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2017

Case Manager: Angela Cardona, Planner

Property Owner: New England Apartment Company LP

Applicant: New England Apartment Company LP

Representative: Patrick Christensen

Location: 3222 Howard Street, 3223 Howard Street and 234 Melrose Place

Legal Description: All of Block, NCB 8566, Lot 12 and Lot 13, Block 2, NCB 7302, All of Block, NCB 7301, 0.1345 acres out of NCB 7303

Total Acreage: 4.8817 Acres

Notices Mailed

Owners of Property within 200 feet: 68

Registered Neighborhood Associations within 200 feet: Monte Vista Terrace

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Melrose Place

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Howard Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA route 5 and 204 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals: GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. 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 accessibility.

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

Comprehensive Land Use Categories

Land Use Category: High Density Residential

Description of Land Use Category: High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.

Permitted Zoning Districts: RM-4, RM-6, MF-18, MF-3

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Apartment Complex

Direction: North

Future Land Use Classification:

Neighborhood Commercial, Low Density Residential & Community Commercial

Current Land Use Classification:

Retail and Single Family-Residential

Direction: East

Future Land Use Classification:

High Density Residential and Neighborhood Commercial

Current Land Use Classification:

Apartment Complex and Retail

Direction: South

Future Land Use Classification:

Low Density Residential and Medium Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

Community Commercial and Medium Density Residential

Current Land Use Classification:

Retail and Single-Family Residential

Proximity to Regional Center/Premium Transit Corridor:

The subject property is within a half of a mile of San Pedro Avenue, a Premium Transit Corridor. The subject property is not within a Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The subject property is currently designated as “Low Density Residential” which is inappropriate for the existing apartment units constructed in 1978. The request for “High Density Residential” will bring the use into compliance and supports the plan’s goal to maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance. The “High Density Residential” classification will provide a congruent designation with the adjacent land use to the east and bring the subject property into compliance with the existing uses.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the North Central Neighborhoods Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018011

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: December 5, 2017