



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3876

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 5/16/2019

**Title:** PLAN AMENDMENT # PA2019-11600025 (Council District 1): Ordinance amending the Near Northwest Community Plan from "Office" to "Urban Low Density Residential" on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700062 CD)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-05-16-0411

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**  
Plan Amendment PA-2019-11600025  
(Associated Zoning Case Z-2019-10700062 CD)

**SUMMARY:**  
**Comprehensive Plan Component:** Near Northwest Plan

**Plan Adoption Date:** February 14, 2002

**Plan Update History:** April 1, 2010

**Current Land Use Category:** "Office"

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

**BACKGROUND INFORMATION:**  
**Planning Commission Hearing Date:** May 8, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Jupiter Landscape, LLC

**Applicant:** Jupiter Landscape, LLC

**Representative:** Jupiter Landscape, LLC

**Location:** 1837 Santa Monica Street

**Legal Description:** Lot 19, Block 37, NCB 8805

**Total Acreage:** 0.137

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Los Angeles Heights Neighborhood Association

**Applicable Agencies:** N/A

**Transportation**

**Thoroughfare:** Santa Monica

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 97

**Comprehensive Plan**

**Comprehensive Plan Component:** Near Northwest Plan

**Plan Update History:** April 1, 2010

**Plan Adoption Date:** February 14, 2002

**Plan Goals:**

- Encourage investment in housing improvement and maintenance
- Encourage new housing development that is compatible with the community's character

**Comprehensive Land Use Categories**

**Land Use Category:** "Office"

**Description of Land Use Category:**

Office land use category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community or house small to medium sized administrative functions for regional or national companies. Examples of office include · attorney's offices, medical and dental offices, administrative offices of construction or engineering firms, computer training centers and local non-profit housing provider headquarters.

**Comprehensive Land Use Categories**

**Land Use Category:** "Urban Low-Density Residential"

**Description of Land Use Category:**

Low-Density Residential is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. 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.

The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in a low-density residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to

a single-family use. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density.

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Office

**Current Land Use Classification:**

Residential Single-Family District

**Direction:** North

**Future Land Use Classification:**

Office

**Current Land Use Classification:**

Commercial District

**Direction:** East

**Future Land Use Classification:**

Residential Single-Family District

**Current Land Use Classification:**

Urban Low Density Residential

**Direction:** South

**Future Land Use Classification:**

Commercial

**Current Land Use Classification:**

Residential Single-Family District

**Direction:** West

**Future Land Use Classification:**

Office

**Current Land Use:**

Commercial

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center but is located within a half mile of (2) two Premium Transit Corridors (Fredricksburg Road and Hildebrand Avenue).

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “Office” to “Urban Low Density Residential” is requested in order to rezone the property to “R-6 CD” Residential Single-Family District with a Conditional Use for two (2) residential dwelling units. This is consistent with the Near Northwest Plan’s objective for low density residential uses to be comprised of varying densities in residential areas, with single-family residential the predominant lot size in the area.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700062CD**

**Current Zoning:** “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District”

**Proposed Zoning:** “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units

**Zoning Commission Hearing Date:** May 7, 2019