



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5435

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 7/24/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600047 (Council District 2): A request by City of San Antonio, applicant, for approval of a Resolution to amend the Government Hill 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 Lot 18, Block 6, NCB 1277, located at 1923 North Interstate 35. Staff recommends Approval. (Associated Zoning Case Z-2019-10700172)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600047  
(Associated Zoning Case Z-2019-10700172)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** October 2010

**Plan Update History:** September 20, 2001

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 24, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Phyllis Ann Newman

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** 1923 North IH-35

**Legal Description:** Lot 18, Block 6, NCB 1277

**Total Acreage:** 0.207

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** N/A

**Existing Character:** N/A

**Proposed Changes:** N/A

**Public Transit:** No VIA bus routes are within walking distance of the subject property.

**Routes Served:** NA

**Comprehensive Plan**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** October 2010

**Plan Update History:** September 20, 2001

**Plan Goals:**

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context sensitive design in accordance with the plan's goals and objectives.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

Low Density Residential Development includes single-family residential Development on individual lots. Recommended development densities in Low Density Residential areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access. **Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, & RE**

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

High Density Residential development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include Low Density and Medium Density residential

uses. High Density residential uses generally exceed 18 dwelling units per acre. This form of development should be located along collectors, arterials, or highways. It can function as a compatible transition between Medium and Low Density residential and higher intensity commercial uses. This classification can include certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Multi-Family

**Direction:** North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Residential

**Direction:** East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Residential

**Direction:** South

**Future Land Use Classification:**

TxDOT Right-of-Way

**Current Land Use Classification:**

N/A

**Direction:** West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use:**

Residential

**FISCAL IMPACT:**

None.

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

The subject property is located within the Downtown Regional Center and is within a ½ a mile of a Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “High Density Residential” is requested in order to rezone the property to “MF-40” Multi-Family District. This is consistent with the Government Hill Neighborhood Plan for Low Density Residential uses to be located away from major arterials. High density residential land uses adjacent to the highway provides a buffer between a major roadway and low density residential land uses.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700172**

**Current Zoning:** “R-5 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Proposed Zoning:** “MF-40 MLOD-3 MLR-2 AHOD” Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** July 16, 2019