



City of San Antonio

Agenda Memorandum

File Number:16-5144

Agenda Item Number: P-5.

Agenda Date: 10/20/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 16071

(Associated Zoning Case Z2016240)

SUMMARY:

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: March 22, 2001

Current Land Use Category: Public/Institutional

Proposed Land Use Category: Low Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 14, 2016

Case Manager: Nylih Acosta, Planner

Property Owner: K/T Holdings, LLC

Applicant: K/T Holdings, LLC

Representative: John Cooley

Location: 2659 Eisenhower Road

Legal Description: 2.13 acres out of NCB 10440

Total Acreage: 2.13 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Oak Park Northwood Neighborhood Association and Terrell Heights Neighborhood Association

Applicable Agencies: Parks

Transportation

Thoroughfare: Eisenhower Road

Existing Character: Secondary Arterial

Proposed Changes: None

Public Transit:

There is a VIA bus stop (505) directly in front of the subject property across the street.

ISSUE:

Plan Adoption Date: March 22, 2001

Update History: August 7, 2008

Goal 1: Maintain the distinctive character of the neighborhoods' housing. Build upon the diversity of old and new existing housing that includes single family as well as multi-family (condos, town homes, duplexes and small apartments).

Comprehensive Land Use Categories

Public/Institutional: Public/Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, museums, churches, community gathering facilities, etc. The location for these services include where they currently reside, as well as where they meet the future needs of the community.

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots within walking distance of schools and parks. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included. Larger residential estates are characteristic to the Oak Park/Northwood Neighborhood. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. **Example Zoning Districts:**

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Land Use Overview

Subject Property

Future Land Use Classification

Public/ Institutional

Current Use

Vacant Lot

North

Future Land Use Classification

Parks/Open Space

Current Use

City Park

East

Future Land Use Classification

Public/Institutional

Current Use

Church

South

Future Land Use Classification

None

Current Use

Eisenhower Road

West

Future Land Use Classification

Medium Density Residential

Current Use

Multi-Family

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct 10 single-family units with various elevations and architectural styles on the subject property. The subject property is located in between a church and apartment complex, with Northridge Park directly behind the site. The subject property's location is surrounded by single-family and multi-family uses, which makes Low Density Residential an appropriate land use classification. The Low Density classification supports the Northeast Inner Loop Neighborhood Plan objective to enhance and diversify housing options within the community.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The subject property is an adequate size to accommodate the requested Low Density Residential land use, and with the surrounding single-family and Multi-family communities in place, Low Density Residential is an appropriate land use classification.

PLANNING COMMISSION RECOMMENDATION: Approval 8-0**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016240

Current Zoning: "RM-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Non-Commercial Baseball Park

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses, not to exceed 5 units per acre

Zoning Commission Hearing Date: September 20, 2016