



City of San Antonio

Agenda Memorandum

File Number:17-2616

Agenda Item Number: 22.

Agenda Date: 4/12/2017

In Control: Planning Commission

DEPARTMENT: Development Services

Department Head: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 17041
(Associated Zoning Case Z2017123)

SUMMARY:

Comprehensive Plan Component: Lavaca Neighborhood Plan

Plan Adoption Date: September 27, 2001

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 12, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: SJPLVC, LLC

Applicant: SJPLVC, LLC

Representative: Kaufman & Killen, Inc.

Location: 410, 414, and 418 Barrera Street

Legal Description: Lots 3 and 4, Block 7, NCB 926, located at the intersection of Barrera Street and Labor Street

Total Acreage: 0.432

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Parks, Office of Historic Preservation, and the Planning Department

Transportation

Thoroughfare: Barrera Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Labor Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit:

Via route 32 and 232 is one block west on Barrera Street.

ISSUE:

Plan Adoption Date: September 27, 2001

Update History: None

Goal 2: Improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.

Comprehensive Land Use Categories

Low Density Residential: Low-density residential uses include single-family houses on individual lots. Low-density residential also includes duplexes and granny flats or garage apartments. Existing three and four family dwellings are desired within the geographic area of this classification (See Proposed Land Use Plan Map). However, new three and four family dwellings, including conversion of large single-family homes are not desired.

Example Zoning Districts:

R-5, R-6, NP-8, NP-10, NP-15, IDZ, and UD

Comprehensive Land Use Categories

High Density Residential: High-density residential uses include large apartment buildings. Medium and low-density residential uses also can be found within this classification.

Example Zoning Districts:

MF-25, MF-33, UD, as well as IDZ with density permitted in MF-25, MF-33, and UD

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

North

Future Land Use Classification

High Density Residential

Current Use

Multi-Family Dwellings (Senior Public Housing)

East

Future Land Use Classification

Medium Density Residential

Current Use

Labor Street Park

South

Future Land Use Classification

Low Density Residential

Current Use

Residential Mixed

West

Future Land Use Classification

Government Institutional

Current Use

David G. Burnet Elementary School

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to increase the density to allow six single- family dwelling units on the subject property. The subject property is in an area that includes Medium and High Density Residential which makes the subject property appropriate for the High Density Residential land use classification. The High Density Residential classification supports the Lavaca Neighborhood Plan goal of improving the overall quality of housing while maintaining the historic character.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Lavaca 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 located in an area where Medium and High Density Residential are prevalent. The High Density Residential designation would be appropriate land use classification due to the lot size and existing structures on the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017123

Current Zoning: "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre

Zoning Commission Hearing Date: April 18, 2017