



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3203

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**Agenda Item Number:** 21.

**Agenda Date:** 5/9/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18053

(Associated Zoning Case Z2018174)

**SUMMARY:**

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

**Plan Adoption Date:** September 20, 2001

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Public Institutional”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 9, 2018

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Education Service Center, Region 20

**Applicant:** Eddy Hernandez Perez, Walsh Gallegos Trevino Russo & Kyle, P.C.

**Representative:** Eddy Hernandez Perez, Walsh Gallegos Trevino Russo & Kyle, P.C.

**Location:** 1314 Hines Avenue

**Legal Description:** 5.84 acres out of NCB 12831 and NCB 12836

**Total Acreage:** 5.84

### **Notices Mailed**

**Owners of Property within 200 feet:** 43

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

**Applicable Agencies:** Fort Sam Houston; Planning Department; Texas Department of Transportation

### **Transportation**

**Thoroughfare:** Hines Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 21

**Thoroughfare:** IH-35

**Existing Character:** Freeway

**Proposed Changes:** None Known

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

Routes Served: 21

### **Comprehensive Plan**

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

**Plan Adoption Date:** September 20, 2001

**Plan Goals:**

- To encourage and support any revitalization and redevelopment efforts consistent with this plan.
- Improve neighborhood open spaces and community facilities and make the neighborhood pedestrian friendly.

### **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-3, R-4, R-5, R-6

### **Comprehensive Land Use Categories**

**Land Use Category:** “Public Institutional”

**Description of Land Use Category:**

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.

**Permitted Zoning Districts:** Varies

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

Public Institutional

**Current Land Use Classification:**

Office

Direction: South

**Future Land Use Classification:**

Low Density Residential/Neighborhood Commercial

**Current Land Use Classification:**

Single-Family Residences and Hotel

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single-Family Residences

**FISCAL IMPACT:**

None.

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

The property is located on the border of the Fort Sam Houston Regional Center.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Public Institutional” is requested in order to rezone the property to “O-2” High-Rise Office District for the Region 20 Educational Training Center. This is consistent with the Government Hill Neighborhood Plan’s goal to encourage and support any redevelopment efforts consistent with the plan and improve community facilities.

The proposed Plan Amendment to “Public Institutional” is a compatible future land use that matches adjacent properties.

**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: Z2018174**

Current Zoning: "R-6" Residential Single-Family District and "R-6 CD" Residential Single-Family District with a Conditional Use for a Duplex.

Proposed Zoning: "O-2" High-Rise Office District

Zoning Commission Hearing Date: May 15, 2018