



City of San Antonio

Agenda Memorandum

File Number:18-6401

Agenda Item Number: P-3.

Agenda Date: 1/17/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA2018-900004
(Associated Zoning Case Z2018-900008)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Current Land Use Category: "Light Industrial"

Proposed Land Use Category: "Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 14, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Gary Bleeker

Applicant: James Leonard

Representative: James Leonard

Location: 111 Seguin Avenue

Legal Description: Lot 11 and Lot 12, Block 15, NCB 1292

Total Acreage: 0.232

Notices Mailed

Owners of Property within 200 feet: 19

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

Applicable Agencies: Fort Sam Houston

Transportation

Thoroughfare: Seguin Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 20, 21

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Plan Goals:

- Conserve, rehabilitate and/or replace (if necessary) housing stock.
- Redevelop and revitalize the neighborhood.

Comprehensive Land Use Categories

Land Use Category: “Light Industrial”

Description of Land Use Category:

General manufacturing, wholesaling, warehousing, and research and development uses.

Permitted Zoning Districts: “C-3”, “L”

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Primarily single-family dwellings on individual lots. Development densities in these areas will not exceed 7 dwelling units per gross acre.

Permitted Zoning Districts: “R-6”, “NP-8”, “NP-10”, NP-15”

Land Use Overview

Subject Property

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Residences

Direction: East

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Single-Family Residence

Direction: South

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Restaurant

Direction: West

Future Land Use Classification:

Light Industrial

Current Land Use:

Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located half a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (7-0) recommend Approval.

The proposed land use amendment from “Light Industrial” to “Low Density Residential” is requested in order to rezone the property to “R-4” Residential Single-Family District. This is consistent with the Government Hill Neighborhood Plan’s goal to replace the housing stock and to redevelop the neighborhood. The subject properties, and surrounding areas, are primarily residential uses. The land use and zoning for the area is inconsistent and the proposed plan amendment will bring the subject properties into conformity.

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: Z2018-900008

Current Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District

Proposed Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: November 20, 2018