



City of San Antonio

Agenda Memorandum

File Number: 19-1716

Agenda Item Number: P-2.

Agenda Date: 2/21/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA2018-900019
(Associated Zoning Case Z2018-900064)

SUMMARY:

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 9, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: 137 Norwood LLC

Applicant: Laurie Weiss

Representative: Laurie Weiss

Location: 137 East Norwood Court

Legal Description: Lot 36 through Lot 37 and the West 9 Feet of Lot 38, Block 3, NCB 6557

Total Acreage: 0.1774

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Monte Vista Terrace

Applicable Agencies: None

Transportation

Thoroughfare: East Norwood Court

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 5, 204

Comprehensive Plan

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 4, 2002

Plan Goals:

- GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.
- GOAL 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

Medium Density Residential includes small lot single family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

Recommended Zoning Districts: RM-4, Mixed Residential, RM-5, Mixed Residential, RM-6, Mixed Residential, (and less intense residential zoning districts)

Land Use Category: “High Density Residential”

Description of Land Use Category:

High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.

Recommended Zoning Districts: MF-25, Multifamily, MF-33, Multifamily, MF-40, Multifamily, MF-50, Multifamily, (and less intense residential zoning districts)

Land Use Overview

Subject Property

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Multi-Family Residence

Direction: North

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Multi-Family Residence

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Retail Store

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Two-Family and Single-Family Residences

Direction: West

Future Land Use Classification:

Medium Density Residential

Current Land Use:

Two-Family and Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “Medium Density Residential” to “High Density Residential” is requested in order to rezone the property to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for (8) Residential Units. This is consistent with the North Central Neighborhoods Community Plan’s goal to maintain and preserve the quality of the existing residential properties through the encouragement of rehabilitation and code compliance.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the North Central Neighborhoods Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018-900064

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted

for (8) Residential Units
Zoning Commission Hearing Date: January 15, 2019