



City of San Antonio

Agenda Memorandum

File Number:19-2742

Agenda Item Number: 15.

Agenda Date: 3/27/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2019-11600008
(Associated Zoning Case Z-2018-900028)

SUMMARY:

Comprehensive Plan Component: Lavaca Neighborhood Plan

Plan Adoption Date: September 27, 2001

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 27, 2019

Case Manager: Mary Moralez-Gonzales, Senior Planner

Property Owner: Anthony C. Pearson

Applicant: Leslie Scott Jones

Representative: Leslie Scott Jones

Location: 608 Labor Street

Legal Description: Lots 1F, 2F, 3F, 4F, 6F, 7F, 8F & the West 20 feet of Lot 5F & West 6 feet of Lot E, NCB 2739

Total Acreage: 0.4026

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Transportation

Thoroughfare: Labor Street

Existing Character: Local Street

Public Transit:

The nearest VIA bus route is #32 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: September 27, 2001

Update History: None

Goal 2 of The Lavaca Neighborhood Plan specifically establishes a housing goal to “improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.” Objective 2.1 states “Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.” And, Action 2.1.2 states “Encourage compatible infill housing on vacant parcels throughout the neighborhood. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.”

Comprehensive Land Use Categories

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, RM-4, RM-5, RM-6

Comprehensive Land Use Categories

Medium Density Residential: Uses include small apartment buildings, town homes, and converted single-family homes. Low-density residential uses also can be found within this classification.

Example Zoning Districts:

RM-4, RM-5, RM-6

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

North

Future Land Use Classification

Mixed Use

Current Use

Convenience Store

East

Future Land Use Classification

Medium Density Residential

Current Use

Labor Street Park

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

West

Future Land Use Classification

Mixed Use

Current Use

Medical Office

FISCAL IMPACT:

None

STAFF ANALYSIS & RECOMMENDATION: Staff recommends Approval.

The applicant requests this plan amendment and associated zoning change in order to increase the density to allow for seven residential dwelling units. Six single-family residences currently exist on the property. The proposed amendment to “Medium Density Residential” will not significantly alter the land use pattern and character of the immediate area. The “Medium Density Residential” land use supports the Lavaca Neighborhood Plan strategies and goals to rezone to maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017038

Current Zoning: “R-5 H AHOD” Residential Single-Family Lavaca Historic Airport Hazard Overlay District

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted for seven (7) residential dwelling units

Zoning Commission Hearing Date: December 18, 2018