



City of San Antonio

Agenda Memorandum

File Number:19-3876

Agenda Item Number: P-1.

Agenda Date: 5/16/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2019-11600025

(Associated Zoning Case Z-2019-10700062 CD)

SUMMARY:

Comprehensive Plan Component: Near Northwest Plan

Plan Adoption Date: February 14, 2002

Plan Update History: April 1, 2010

Current Land Use Category: "Office"

Proposed Land Use Category: "Urban Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 8, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Jupiter Landscape, LLC

Applicant: Jupiter Landscape, LLC

Representative: Jupiter Landscape, LLC

Location: 1837 Santa Monica Street

Legal Description: Lot 19, Block 37, NCB 8805

Total Acreage: 0.137

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: N/A

Transportation

Thoroughfare: Santa Monica

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 97

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Plan

Plan Update History: April 1, 2010

Plan Adoption Date: February 14, 2002

Plan Goals:

- Encourage investment in housing improvement and maintenance
- Encourage new housing development that is compatible with the community's character

Comprehensive Land Use Categories

Land Use Category: "Office"

Description of Land Use Category:

Office land use category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community or house small to medium sized administrative functions for regional or national companies. Examples of office include · attorney's offices, medical and dental offices, administrative offices of construction or engineering firms, computer training centers and local non-profit housing provider headquarters.

Comprehensive Land Use Categories

Land Use Category: "Urban Low-Density Residential"

Description of Land Use Category:

Low-Density Residential is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in a low-density residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density.

Land Use Overview

Subject Property

Future Land Use Classification:

Office

Current Land Use Classification:

Residential Single-Family District

Direction: North
Future Land Use Classification:
Office
Current Land Use Classification:
Commercial District

Direction: East
Future Land Use Classification:
Residential Single-Family District
Current Land Use Classification:
Urban Low Density Residential

Direction: South
Future Land Use Classification:
Commercial
Current Land Use Classification:
Residential Single-Family District

Direction: West
Future Land Use Classification:
Office
Current Land Use:
Commercial

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center but is located within a half mile of (2) two Premium Transit Corridors (Fredricksburg Road and Hildebrand Avenue).

RECOMMENDATION:

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

The proposed land use amendment from “Office” to “Urban Low Density Residential” is requested in order to rezone the property to “R-6 CD” Residential Single-Family District with a Conditional Use for two (2) residential dwelling units. This is consistent with the Near Northwest Plan’s objective for low density residential uses to be comprised of varying densities in residential areas, with single-family residential the predominant lot size in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Near Northwest Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700062CD

Current Zoning: “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District”

Proposed Zoning: “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units

Zoning Commission Hearing Date: May 7, 2019

