



City of San Antonio

Agenda Memorandum

File Number:19-3941

Agenda Item Number: P-2.

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 2019-11600026

(Associated Zoning Case Z 2019-10700065 CD)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February, 2002

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 8, 2019

Case Manager: Sara Serra, Planner

Property Owner: Monda Enterprise LLC

Applicant: Melody Monda

Representative: Melody Monda

Location: 137 Earl Street

Legal Description: Lot 17, Lot 18 and Lot 19, Block 17, NCB 7326

Total Acreage: 0.221

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Earl Street

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes 5 (McCullough), and 204 (San Pedro Lineup)

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February, 2002

Plan Goals:

- GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
- GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.
 - Objective 2.2: Encourage mixed use development (in the area bounded by San Pedro Avenue, Rector, McCullough, and Sprucewood) that combines commercial, residential and office uses near a transportation node.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: “R-4” Residential Single Family, “R-5” Residential Single Family, “R-6” Residential Single Family, “R-20” Residential Single Family, “NP-8” Neighborhood Preservation District, “NP-10” Neighborhood Preservation District, and “NP-5” Neighborhood Preservation District.

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.

Permitted Zoning Districts: “RM-4” Mixed Residential, “RM-5” Mixed Residential, “RM-6” Mixed Residential, and less intense residential zoning districts

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: North

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Institutional

Direction: East

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

High Density Residential

Direction: South

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Neighborhood Commercial

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Low Density Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within half a mile of a Premium Transit Corridor (San Pedro Avenue).

RECOMMENDATION:

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

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested in order to rezone the property to “RM-6” Residential Mixed District. The proposed Plan Amendment is consistent with North Central Community Plan’s proposed future land use for the area to develop employment opportunities along the corridors and establish neighborhood friendly business. It also provides strategic transition from the “High Density Residential” and “Commercial” to “Low Density Residential” land uses.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700065 CD

Current Zoning: "C-3 NA S AHOD" General Commercial Nonalcoholic Sales with a Specific Use Authorization for a Veterinary Hospital - Small Animals Airport Hazard Overlay District

Proposed Zoning: "RM-6 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Professional Office

Zoning Commission Hearing Date: May 7, 2019