



City of San Antonio

Agenda Memorandum

File Number:19-5437

Agenda Item Number: 27.

Agenda Date: 7/24/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment Z 2019-11600038

(Associated Zoning Case Z 2019-10700142)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 24, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Frank Ramirez

Applicant: SAMA Developers, LLC

Representative: Brown and Ortiz

Location: 1006 Chulie Street, 1010 Chulie Street and 707 Rexford

Legal Description: Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035

Total Acreage: 0.764 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Shearer Hills / Ridgeview Neighborhood Association

Applicable Agencies: None.

Transportation

Thoroughfare: Chulie

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Rexford

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance: 647

ISSUE:

None.

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.

Comprehensive Land Use Categories

Land Use Category: “Low-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, RM-5, RM-6

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.

Permitted Zoning Districts: MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

High Density Residential

Direction: North

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Regional Commercial

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: West

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Neighborhood Commercial

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Greater Airport Area Regional Center. The property is located within a ½ of a mile of the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial as proposed.

The proposed “High Density Residential” would allow for intense, but fragmented development within the interior of a block that would be inconsistent with the residential character of the neighborhood. Staff recommends amending the plan for all of Block 20 from “Low Density Residential” to “High Density Residential”, rather than the proposed 3 lots. This would allow a more consistent planning pattern across the

block with direct access to the freeway.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z 2019-10700142

Current Zoning: "R-5 AHOD" Single Family Residential Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District

Zoning Commission Hearing Date: August 6th, 2019