



City of San Antonio

Agenda Memorandum

File Number:21-2841

Agenda Item Number: 14.

Agenda Date: 4/14/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2021-11600005

(Associated Zoning Case Z2021-10700042)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: October 2010

Current Land Use Category: "Mixed Use"

Proposed Land Use Category: "Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 14, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Autry Allen

Applicant: Landquest Acquisitions, LLC

Representative: Ariel Lakata

Location: 1622 North Hackberry Street

Legal Description: Lot 3, Block 5, NCB 488

Total Acreage: 0.0781 acres

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water System

Transportation

Thoroughfare: North Hackberry Street

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Route: 20

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: October 2010

Plan Goals:

“Low Density Residential land use is an appropriate classification for the existing residential core of the area and will promote and protect the existing low density residential uses”

“Low Density Residential Development includes single-family residential Development on individual lots.”

Comprehensive Land Use Categories

Land Use Category: “Mixed Use”

Description of Land Use Category: Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-40, MF-50, NC, C-1, C-2, C-2P, IDZ, TOD, MXD, UD, O-1, O-1.5, FBZD

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential Development includes single-family residential Development on individual lots. Recommended development densities in Low Density Residential areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-3, R-4, R-5, R-6

Land Use Overview

Subject Property

Future Land Use Classification: “Mixed Use”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Mixed Use”

Current Land Use Classification: Vacant, parking lot

Direction: East

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Single-family dwellings

Direction: South

Future Land Use Classification: “Mixed Use” and “Neighborhood Commercial”

Current Land Use Classification: Single-family dwellings, multi-family dwellings

Direction: West

Future Land Use Classification: “Mixed Use”

Current Land Use: Water purification company, architect office

FISCAL IMPACT: None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center but is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant is seeking a Plan Amendment to “Low Density Residential,” to rezone to “R-3” Residential Single-Family District to develop a single-family dwelling in accordance with the lot size.

The proposed “Low Density Residential” is appropriate for the subject property and would adhere to principles of the Government Hill Neighborhood Plan by being a “single-family residential development on an individual lot.” The proposed land use is consistent the single-family residential uses to the east and south of the subject site.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700042

Current Zoning: "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

Proposed Zoning: "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: April 20, 2021