



City of San Antonio

Agenda Memorandum

File Number:15-4023

Agenda Item Number: 18.

Agenda Date: 7/22/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment 15064

(Associated Zoning Case Number Z2015238)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Current Land Use Category: Parks/Open Space

Proposed Land Use Category: Low Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 22, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Alba de Leon

Applicant: Barbara Warren

Representative: Barbara Warren

Location: Approximately 0.22 acres of land out of Lot 27, NCB 7657, located at 1430 Napier Avenue

Total Acreage: 0.22

Notices Mailed

Owners of Property within 200 feet: 59

Registered Neighborhood Associations within 200 feet: East Pyron - Symphony Lane Neighborhood Association

Planning Team: South Central Planning Team - 15

Applicable Agencies: None

Transportation

Thoroughfare: Napier Avenue

Existing Character: Local

Proposed Changes: None

Public Transit:

None.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Update History: November 10, 2005 & December 6, 2007

Guiding Principal: Encourage patters of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.

Implementation: Conservation and revitalization of existing neighborhoods through comprehensive rezoning and other city programs.

Comprehensive Land Use Categories

Parks/Open Space: Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields, passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

Example Zoning Districts:

None

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed hover, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, place of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Example Zoning Districts:

RP, RE, R-20, R-3, R-4, R-5, R-6

Land Use Overview

Subject Property

Future Land Use Classification

Parks/Open Space

Current Use

Vacant lot

North

Future Land Use Classification

Low Density Residential

Current Use

Vacant lots, single-family homes

East

Future Land Use Classification

Parks/Open Space

Current Use

Single-family homes, vacant lots

South

Future Land Use Classification

Parks/Open Space

Current Use

Vacant lots, parking structures, retail center

West

Future Land Use Classification

Parks/Open Space

Current Use

Single-Family Homes, vacant lots

LAND USE ANALYSIS:

The applicant requests this Plan Amendment change to Low Density Residential land use classification in order to build a single-family home on the subject property. The subject property is a vacant lot surrounded by single-family homes and the property is zoned as “C-3R H RIO-5 AHOD” Commercial Restrictive Alcoholic Sales Historic River Improvement Airport Hazard Overlay District. The proposed development is appropriate based on the character of adjacent uses.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Low Density Residential land use classification is appropriate based on the character of the adjacent uses. .

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015238

Current Zoning: “C-3R H RIO-5 AHOD” Commercial Restrictive Alcoholic Sales Mission Historic River Improvement Overlay Airport Hazard Overlay District.

Proposed Zoning: “R-6 H RIO-5 AHOD” Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District.

Zoning Commission Hearing Date: August 4, 2015