



City of San Antonio

Agenda Memorandum

File Number:15-4336

Agenda Item Number: 27.

Agenda Date: 8/12/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15076

(Associated Zoning Case Number Z2015243)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: High Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 12, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: SA Rental Group

Applicant: Jose Villagomez

Representative: Jose Villagomez

Location: Lot 6, 7, 8, Block 25, NCB 507, located at 403 and 409 Sherman Street, and 1210 North Hackberry Street

Total Acreage: 0.459 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Dignowity Hill

Planning Team: Arena District/Eastside - 22

Applicable Agencies: None

Transportation

Thoroughfare: North Hackberry Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Sherman Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

VIA Bus Route 22 runs along the North Hackberry Street corridor in front the subject property.

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: None

Section 2. Land Use Guiding Principles

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.

Comprehensive Land Use Categories

Medium Density Residential: This category 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.

Example Zoning Districts:

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Comprehensive Land Use Categories

High Density Residential: 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. **Example Zoning Districts:**

MF-25, MF-33, MF-40, MF-50 (and less intense residential zoning districts).

Land Use Overview

Subject Property

Future Land Use Classification

Medium Density Residential

Current Use

Vacant

North

Future Land Use Classification

Medium Density Residential

Current Use

Filtration Products

East

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence

West

Future Land Use Classification

Medium Density Residential

Current Use

Lumber and Veneer Company

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to rezone to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed twenty-seven (27) units per acre. The subject property is currently not being used. The requested High Density Residential classification supports the Arena District/Eastside Community Plan objectives of establishing land use patterns that are responsive to the existing land uses and provides the necessary improvements to enable infill development and redevelopment.

In addition, the request supports the Arena District/Eastside Community Plan objective of locating High Density Residential along major arterial roadways. North Hackberry Street is a Secondary Arterial with easy access to commercial and transportation facilities. The request also meets the Arena District/Eastside Community Plan objective to locate High Density Residential in a manner that does not route traffic through other residential uses and meets the objective of providing a buffer between the non-residential land uses to the west, southwest, north and northeast from the Medium Density Residential classification located to the east and south of the subject property.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Arena District/Eastside 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 High Density Residential land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate “IDZ” zoning district. The proposed amendment to High Density Residential land use classification meets the goals of the Arena District/Eastside Community Plan by promoting infill development and redevelopment of vacant or underutilized buildings.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015243

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed twenty-seven (27) units per acre

Zoning Commission Hearing Date: August 18, 2015