



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-2517

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 3/21/2019

**Title:** PLAN AMENDMENT CASE # PA-2019-11600001 (Council District 1): Ordinance amending the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on 0.226 acres out of NCB 767, located at 603 West Euclid Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2019-10700011)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2019-03-21-0250

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA-2019-11600001  
(Associated Zoning Case Z2019-10700011)

**SUMMARY:**

**Comprehensive Plan Component:** Five Points Neighborhood Plan

**Plan Adoption Date:** February 3, 2000

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Medium Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 27, 2019

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** DBO Investments, LLC

**Applicant:** DBO Investments, LLC

**Representative:** Patrick W. Christensen

**Location:** 603 West Euclid Street

**Legal Description:** 0.226 acres out of NCB 767

**Total Acreage:** 0.226

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Five Points Neighborhood Association

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** West Euclid Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 2, 4, 82, 88, 95, 96, 97, 202, 204, 282, 288, and 296

**Comprehensive Plan**

**Comprehensive Plan Component:** Five Points Neighborhood Plan

**Plan Adoption Date:** February 3, 2000

**Plan Goals:**

- Preserve, rehabilitate and improve the housing stock
  - Encourage new residential development consistent with the existing architectural character of the neighborhood
- Redevelop and revitalize the neighborhood
  - Encourage infill development residential uses, excluding industrial uses

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:**

Low Density Residential land use includes single-family homes on individual lots. A limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encouraged within this category.

One of the neighborhood’s highest priorities is to conserve the existing housing stock, and they recognize and appreciate the varying residential densities. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

The Five Points Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock when possible. When residential units are newly constructed, the neighborhood urges the property owner to match the architectural character of current

low density residential structures.

Corresponding Zoning Districts: R3, R4, R5, R6

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:**

Medium Density Residential land use includes duplexes, triplexes, quadplexes, townhomes, and apartment buildings up to 18 residential units per acre on single lots. Low Density Residential uses are also permitted. Uses such as playgrounds, community gardens or pocket parks are also permitted. The neighborhood supports Medium Density Residential along the western side of Jackson Street. However, it is important that all structures maintain or complement the historic residential structures of the neighborhood. Medium Density Residential structures should also be well integrated into the area, and not secluded through the use of fences, hedges or streetscreens.

Corresponding Zoning Districts: R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-18

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Home

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Homes

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Homes

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Townhomes

Direction: West

**Future Land Use Classification:**

“Public/Institutional”

**Current Land Use:**

School

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located with the Midtown Regional Center and half a mile of a Premium Transit Corridor

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested in order to rezone the property to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units. This is consistent with the Five Points Neighborhood Plan’s goal to encourage new residential development consistent with the existing architectural character of the neighborhood.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700011**

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units

Zoning Commission Hearing Date: March 5, 2019