



City of San Antonio

Legislation Details (With Text)

File #: 18-2069
Type: Plan Amendment
In control: Planning Commission
On agenda: 2/28/2018
Title: PLAN AMENDMENT CASE # 18030 (Council District 7): A request by Roger Canales, for approval of a resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on Lot 38, Block H, NCB 8398, located at 919 Sutton Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018106)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Land Use, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment PA 18030
(Associated Zoning Case Z2018106)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Plan Update History: None

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 28, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: TG 301 Inc.

Applicant: Joe Gonzalez

Representative: Roger Canales

Location: 919 Sutton Drive

Legal Description: Lot 38, Block H, NCB 8398

Total Acreage: 2.36

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Donaldson Terrace

Applicable Agencies: None

Transportation

Thoroughfare: Sutton Drive

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 509 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Update History: None

Plan Goals: Goal 3- Housing: Preserve and revitalize the community's unique mix of quality housing. 3.1: Provide well-maintained housing for a mix of incomes.

Comprehensive Land Use Categories

Land Use Category: Low-Density Residential

Description of Land Use Category: is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in a low density residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density.

Permitted Zoning Districts: R4, R5, R6, R20

Land Use Category: High-Density Residential

Description of Land Use Category: uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification.

Permitted Zoning Districts: MF25, MF33, MF40, RM4, RM5, RM6, R3, R4, R5, R6

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Multi-Family

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential, Duplexes

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

Low Density Residential, Public/Institutional, Parks/Open Space

Current Land Use:

Single-Family Residential, Longfellow Middle School

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center or a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The subject property currently consists of fifteen (15) duplexes with 30 total units. The change from “Low Density Residential” to “High Density Residential” will bring the property into compliance, and will allow the owner to pull permits for renovations. While the surrounding area is primarily single-family, the goal to preserve the unique mix of housing within the Near Northwest Community Plan is being met.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Near Northwest Community Plan, as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018106

Current Zoning: “R-4” Residential Single-Family

Proposed Zoning: “MF-33” Multi-Family

Zoning Commission Hearing Date: March 6, 2018