



City of San Antonio

Legislation Details (With Text)

File #: 18-2072
Type: Plan Amendment
In control: Planning Commission
On agenda: 2/28/2018
Title: PLAN AMENDMENT CASE # 18028 (Council District 1): A request by David Anton Armendariz, for approval of a resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan by the City, by changing the future land use from "Medium Density Residential" to "High Density Residential," on Lots 51 through Lot 56, Block 2, NCB 6481, located at 1553 West Woodlawn Avenue. Staff recommends Denial. (Angela Cardona, Planner, (210) 207-5836, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018104)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Land Use

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18028
(Associated Zoning Case Z2018104)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 28, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Marcus Brunus LLC Woodlawn

Applicant: David Anton Armendariz

Representative: Angel Ruiz

Location: 1553 West Woodlawn Avenue

Legal Description: Lots 51, 52, 53, 54, 55 and 56, Block 2, NCB 6481

Total Acreage: 0.481

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet:

Applicable Agencies: None.

Transportation

Thoroughfare: West Woodlawn Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: North Calaveras Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 90 and 289 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals: Goal 3: Housing - Preserve and revitalize the community's unique mix of quality housing.

Comprehensive Land Use Categories

Land Use Category: "Medium Density Residential"

Description of Land Use Category: Medium Density Residential includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units. 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.

Permitted Zoning Districts: "R-6", "R-5", "R-4", "R-3", "RM-6", "RM-5" and "RM-4"

Land Use Category: "High Density Residential"

Description of Land Use Category: High-Density Residential 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: "R-4", "R-3", "RM-6", "RM-5", "RM-4", "MF-18", "MF-25" and "MF-33"

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Multi-Family Apartment

Direction: North

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Multi-Family Apartment

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

“Medium Density Residential”

Current Land Use:

Multi-Family Apartment

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center. The property is within a ½ of a mile of the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The requested plan amendment from “Medium Density Residential” to “High Density Residential” is requested in order to increase the number of permitted residential units on the property. The current “RM-4” base zoning permits a fourplex and the proposed “MF-33” base zoning would permit a density of up to 15 units. The “High Density Residential” land use designation is not in line with the current land use designations within this area. The neighborhood is predominately “Medium Density Residential” and “Neighborhood Commercial”.

ALTERNATIVES:

1. Recommend Approval 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: Z2018104

Current Zoning: “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District

Proposed Zoning: “MF-33 AHOD” Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: March 6, 2018