



City of San Antonio

Legislation Details (With Text)

File #:	18-3604
Type:	Plan Amendment
In control:	City Council A Session
On agenda:	6/21/2018
Title:	PLAN AMENDMENT CASE # 18054 (Council District 1): Ordinance amending the Midtown Neighborhoods 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 Lot 8, Lot 9, and Lot 10, Block 36, NCB 1868, located at 810 West Craig Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018175)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2018-06-21-0520

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18054
(Associated Zoning Case Z2018175)

SUMMARY:

Comprehensive Plan Component: Midtown Neighborhoods Plan

Plan Adoption Date: October 12, 2000

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 23, 2018. This case is continued from the May 9, 2018 Planning hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: Bubba Roots Enterprises, LLC

Applicant: Layce Lefevre

Representative: Layce Lefevre

Location: 810 West Craig Place

Legal Description: Lot 8, Lot 9, and Lot 10, Block 36, NCB 1868

Total Acreage: 0.4304

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Beacon Hill Area Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: West Craig Place

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 2, 90, 202

Comprehensive Plan

Comprehensive Plan Component: Midtown Neighborhoods Plan

Plan Adoption Date: October 12, 2000

Plan Goals:

- Maintain the historic character of the neighborhoods' housing while building on the increased demand for area homes to attract reinvestment by new families.
- Preserve and enhance the neighborhood character and pedestrian-friendly environment

Comprehensive Land Use Categories

Land Use Category: "Low Density Residential"

Description of Land Use Category:

Low-Density Residential uses include single-family houses on individual lots. Low-Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot is not considered to be a Low-Density Residential use.

One of the neighborhoods' highest priorities is to conserve the existing housing stock. The neighborhoods also recognize and appreciate the varying densities found in their residential areas. In recognition of the varying residential densities, the neighborhoods would like to see the structures built as multifamily housing continue in this use, even when located within a Low-Density Residential area. However, if a structure was built as a single-family house and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to single-family use when located within the Low-Density Residential classification. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density. For example, if a property owner finds it infeasible to convert a four-unit structure into a single-family dwelling, the neighborhood would support reducing the density to a duplex.

Permitted Zoning Districts: R-20, R-6, R-5, R-4, R-3, NP-15, NP-10, NP-8

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

Medium-Density Residential uses include three-and four-unit family dwellings and townhouses. Low-Density Residential uses also can be found within this classification. In areas identified as Medium-Density Residential, the neighborhoods support additional density in the larger structures while conserving the existing housing stock and maintaining the buildings’ architectural character. For example, maintaining one doorway on the primary façade would be one way of maintaining the architectural character of a building.

Permitted Zoning Districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Six-Plex

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within half a mile of Premium Transit Corridor

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density residential” is requested in order to rezone the property to “MF-18” Limited Density Multi-Family District. This is consistent with the Midtown Neighborhoods Plan’s goal to maintain the historic character of the neighborhoods’ housing and to preserve the neighborhood character. The proposed Plan Amendment to “Medium Density Residential” is compatible with the “Low Density Residential” land uses that surround the property and land use pattern in the area. Additionally, “Medium Density Residential” allows for slightly more density and diversity of housing stock.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Midtown Neighborhoods Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018175

Current Zoning: “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: May 15, 2018