



# City of San Antonio

## Agenda Memorandum

**File Number:**16-3534

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**Agenda Item Number:** 11.

**Agenda Date:** 6/22/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 16047

(Associated Zoning Case Z2016172)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Neighborhoods Plan

**Plan Adoption Date:** November 9, 2005

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 22, 2016

**Case Manager:** Mary Moralez-Gonzales, Planner

**Property Owner:** Ronald and Carla Bird

**Applicant:** Ronald and Carla Bird

**Representative:** Ronald and Carla Bird

**Location:** 1410-1416 Capitol, 1140-1142 West Lullwood and 1147 West Rosewood

**Legal Description:** 0.386 acres out of NCB 3110

**Total Acreage:** 0.386

## **Notices Mailed**

**Owners of Property within 200 feet:** 25

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

**Applicable Agencies:** San Antonio Aviation Department

## **Transportation**

**Thoroughfare:** Capitol Avenue

**Existing Character:** Local Road

**Proposed Changes:** None known

**Thoroughfare:** Lullwood Avenue

**Existing Character:** Local Road

**Proposed Changes:** None known

**Thoroughfare:** Rosewood Avenue

**Existing Character:** Local Road

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus route is #509 which stops at the intersection of West Hildebrand Avenue and Capitol Avenue to the north of the property.

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** Midtown Neighborhoods Plan

**Plan Adoption Date:** November 9, 2005

**Plan Goals:** Goal 2: Housing: Preserve and revitalize the neighborhoods' unique mix of quality housing.

### **Comprehensive Land Use Categories**

**Low Density Residential:** 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.

**Permitted Zoning Districts:** R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD

### **Comprehensive Land Use Categories**

**Medium Density Residential:** 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 and UD

## **Land Use Overview**

Subject Property

### **Future Land Use Classification**

Low Density Residential

### **Current Use**

Residential Use

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Residential Use

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Residential Use

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Residential Use

West

**Future Land Use Classification**

Light Industrial

**Current Use**

Light Industrial Use

**Land Use Analysis**

The applicant requests this plan amendment and associated zoning change in order to pursue future subdivision of the property. The property currently has 3 homes on two lots and the applicant proposes subdividing into 5 separate lots, each with one home. The proposed lot sizes will not be less than 1250 square feet which is the minimum required lot size required for "IDZ" base zoning. The proposed amendment to Medium Density Residential land use classification will provide additional residential stock within the Midtown Neighborhoods Plan and meet the plan's goal of preserving and revitalizing the neighborhoods' unique mix of quality housing.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Midtown Neighborhoods Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The proposed amendment from Low Density Residential to Medium Density Residential land use classification will meet the goal of the Midtown Neighborhoods Plan of providing additional housing stock and preserving and revitalizing the neighborhoods' unique mix of quality housing.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016172**

Current Zoning: "RM-4 NCD-5 AHOD" Mixed Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation  
Airport Hazard Overlay District for Five (5) Single-Family Residential Units.  
Zoning Commission Hearing Date: July 5, 2016