



City of San Antonio

Agenda Memorandum

File Number:16-3913

Agenda Item Number: P-2.

Agenda Date: 8/4/2016

In Control: City Council A Session

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 Morales-Gonzales, Planner

Property Owner: Ronald and Carla Bird

Applicant: Ronald and Carla Bird

Representative: Ronald and Carla Bird

Location: 1414-1416 Capitol Avenue, 1140-1142 West Lullwood Avenue

Legal Description: Lots 44 & 45, Block 9, NCB 3110

Total Acreage: 0.185

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

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 1 duplex and 2 single-family residences on one lot. The applicant proposes subdividing into 3 separate lots, so that the duplex and each of the single-family residences can be on its own separate lot. 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.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0)

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 Four (4) Single-Family Residential Units

Zoning Commission Hearing Date: July 5, 2016