



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2072

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**Agenda Item Number:** 9.

**Agenda Date:** 2/28/2018

**In Control:** Planning Commission

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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