



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2292

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**Agenda Item Number:** P-7.

**Agenda Date:** 4/5/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Plan Amendment PA 18030

(Associated Zoning Case Z2018106)

**SUMMARY:**

**Comprehensive Plan Component:** Near Northwest Community Plan

**Plan Adoption Date:** February 14, 2002

**Plan Update History:** None

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

**Proposed Land Use Category:** “High Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 28, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** TG 301 Inc.

**Applicant:** Joe Gonzalez

**Representative:** Roger Canales

**Location:** 919 Sutton Drive

**Legal Description:** Lot 38, Block H, NCB 8398

**Total Acreage:** 2.36

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Donaldson Terrace

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Sutton Drive

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 509 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Near Northwest Community Plan

**Plan Adoption Date:** February 14, 2002

**Update History:** None

**Plan Goals:** Goal 3- Housing: Preserve and revitalize the community's unique mix of quality housing. 3.1: Provide well-maintained housing for a mix of incomes.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:** is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. 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. The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in a low density residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density.

**Permitted Zoning Districts:** R4, R5, R6, R20

**Land Use Category:** High-Density Residential

**Description of Land Use Category:** 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:** MF25, MF33, MF40, RM4, RM5, RM6, R3, R4, R5, R6

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Multi-Family

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residential, Duplexes

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residential

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residential

Direction: West

**Future Land Use Classification:**

Low Density Residential, Public/Institutional, Parks/Open Space

**Current Land Use:**

Single-Family Residential, Longfellow Middle School

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not within a Regional Center or a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The subject property currently consists of fifteen (15) duplexes with 30 total units. The change from “Low Density Residential” to “High Density Residential” will bring the property into compliance, and will allow the owner to pull permits for renovations. While the surrounding area is primarily single-family, the goal to preserve the unique mix of housing within the Near Northwest Community Plan is being met.

**ALTERNATIVES:**

1. Recommend Denial 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: Z2018106**

Current Zoning: “R-4” Residential Single-Family

Proposed Zoning: “MF-33” Multi-Family

Zoning Commission Hearing Date: March 6, 2018