



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3604

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**Agenda Item Number:** P-1.

**Agenda Date:** 6/21/2018

**In Control:** City Council A Session

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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