



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600064  
(Associated Zoning Case Z-2024-10700215)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 1999

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 13, 2024. This case was continued from September 25, 2024 and October 23, 2024.

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** GSN LLC

**Applicant:** GSN LLC

**Representative:** Patrick Christensen

**Location:** 240 Hawthorne Street and 122 Orange Street

**Legal Description:** Lot 6, Block 5, NCB 6567, and the north 95.85 feet of Lot 4, Block 2, NCB 3730

**Total Acreage:** 0.8726 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 64

**Registered Neighborhood Associations within 200 feet:** St. Leo’s Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base, Planning Department

### **Transportation**

**Thoroughfare:** Hawthorne Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Orange Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 44, 243, 43,

### **Comprehensive Plan**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 1999

#### **Plan Goals:**

- Land Use Concepts: Low-density residential uses are located throughout the community. The majority of medium-density and high-density residential uses are located along arterials or thoroughfares.
- Strategy 2.1 – Infill Housing: Develop voluntary design guidelines as a strategy to maintain the architectural character of neighborhood areas.
- High density residential is typically located along or near major arterials or collectors.
- High density residential uses should be located in a manner that does not route traffic through other residential uses.

### **Comprehensive Land Use Categories:**

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

**Description of Land Use Category:** Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. 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. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.

**Permitted Zoning Districts:** NA

### **Comprehensive Land Use Categories:**

**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. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.

**Permitted Zoning Districts:** NA

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Vacant

Direction: North

**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: East

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single-Family Residential

Direction: West

**Future land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single-Family Residential

### **ISSUE:**

None.

### **FISCAL IMPACT:**

There is no fiscal impact.

### **PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

### **ALTERNATIVES:**

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

The proposed Plan Amendment from “Low Density Residential” to “High Density Residential” is requested to rezone the property to "MF-25 IDZ” Multi-Family District with an Infill Development Zone Overlay. The existing “Low Density Residential” permits single-family residential uses, which is characteristic of the existing surrounding area. Staff finds the proposed “High Density Residential” designation, which supports more intense residential uses, inconsistent with abutting land uses. Introducing the designation to the area would allow an inconsistent land use density into the established single-family residential neighborhood.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700215**

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "MF-25 IDZ MLOD-2 MLR-2 AHOD" Low Density Multi-Family Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: November 5, 2024. This case was continued from October 1, 2024.