



City of San Antonio

Agenda Memorandum

Agenda Date: October 9, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600067
(Associated Zoning Case Z-2024-10700194)

SUMMARY:

Comprehensive Plan Component: Eastside Area Community Plan

Plan Adoption Date: June 2024

Current Land Use Category: “Urban Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 9, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: LouAnn Gonzalez

Applicant: LouAnn Gonzalez

Representative: LouAnn Gonzalez

Location: 222 Corliss

Legal Description: Lot 6, Block 8, NCB 10246

Total Acreage: 0.1435 acres

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: Coliseum Willow Park Neighborhood Association

Applicable Agencies: Martindale Army Air Field, Planning Department

Transportation

Thoroughfare: Corliss

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Claver Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 26, 225

Comprehensive Plan

Comprehensive Plan Component: Eastside Community Area Plan

Plan Adoption Date: June 2024

Plan Goals:

- Goal 1: Community Stability and Inclusion
 - o Residents and businesses will maintain and enhance neighborhood character in order to provide stability to the area.
- Higher density multi-family uses, where practical, should be located in proximity to transit facilities.

Comprehensive Land Use Categories:

Land Use Category: “Urban Low Density Residential”

Description of Land Use Category: Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

Comprehensive Land Use Categories:

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP.

Land Use Overview

Subject Property

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: Urban Low Density Residential, Neighborhood Mixed Use

Current Land Use Classification: Residential Dwellings

Direction: South

Future Land Use Classification: Urban Low Density Residential, Neighborhood Mixed Use, Medium Density Residential

Current Land Use Classification: Residential Dwellings, Grocery Store, Church

Direction: East

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Residential Dwellings

Direction: West

Future land Use Classification: Urban Low Density Residential

Current Land Use Classification: Residential Dwellings, Church

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 “Urban Low Density Residential” to “Medium Density Residential” is requested to rezone the property to "RM-4" Residential Mixed District. The existing “Urban Low Density Residential” permits single-family residential and residential mixed districts, which is characteristic of the existing surrounding area. Staff finds the proposed “Medium Density Residential” designation, which supports more intense residential uses, inconsistent with abutting land uses. Surrounding properties maintain a density consistent with single-family residential.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700194

Current Zoning: "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic

Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

Proposed Zoning: "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic

Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

Zoning Commission Hearing Date: October 15, 2024