



City of San Antonio

Agenda Memorandum

Agenda Date: August 28, 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-2024-11600058
(Associated Zoning Case Z-2024-10700148)

SUMMARY:

Comprehensive Plan Component: Eastside Community Area 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: August 28, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Abetex Capital, LLC

Applicant: Rafael Saavedra

Representative: Trey Jacobson, Momentum Advisory Services

Location: 701 Virginia Boulevard

Legal Description: Lot 9, Block G, NCB 647

Total Acreage: 0.1014 acres

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Planning Department, Solid Waste Management

Transportation

Thoroughfare: Virginia Boulevard

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: South Olive Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 28, 30, 230, 26, 225

Comprehensive Plan

Comprehensive Plan Component: Eastside Community Area Plan

Plan Adoption Date: June 2024

Plan Goals:

- Goal 1: Community Stability and Inclusion
 - Diverse housing options will be available for current and future generations.
 - Residents and businesses will maintain and enhance neighborhood character in order to provide stability to the area
 - Neighbors will feel safe and secure in their homes and out in the community
- Goal 5: Connected Neighborhoods
 - Additional infrastructure improvements will be of exemplary quality, supporting multiple community goals, including social interaction and health, complementing cultural assets, and enhancing transportation choices

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.

Typical densities in this land use category would range from 7 to 18 dwelling units per acre.

IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

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.

Typical densities in this land use category would range from 13 to 33 dwelling units per acre.

IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above

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”

Current Land Use Classification:

Single Family Dwellings, Duplexes, Triplexes

Direction: East

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single-Family Dwellings, Duplexes

Direction: South

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single-Family Dwellings, Duplexes

Direction: West

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Single-Family Dwellings, Duplexes, Multi-Family

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within an Area Regional Center or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Urban Low Density Residential” to “Medium Density Residential” is requested to rezone the property to "IDZ-2" Medium Intensity Infill Development Zone for three (3) dwelling units. There are duplexes and triplexes established throughout the area. Thus, given the “Medium Density Residential” land use to the West and further North of the property, the proposed Plan Amendment is consistent with land use in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700148

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District for three (3) dwelling units with an allowance of a fence height up to eight (8) feet.

Zoning Commission Hearing Date: August 6, 2024