



City of San Antonio

Agenda Memorandum

Agenda Date: January 10, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600093
(Associated Zoning Case Z-2023-10700346)

SUMMARY:

Comprehensive Plan Component: Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Urban Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 10, 2024

Case Manager: Forrest Wilson, Principal Planner

Property Owner: Mint Development

Applicant: Mint Development

Representative: Ricardo Turrubiates

Location: Generally located in the 4000 block of Chandler Road

Legal Description: 3.168 acres out of NCB 10839

Total Acreage: 3.168 acres

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Pecan Valley

Applicable Agencies: Martindale Army Air Field

Transportation

Thoroughfare: Chandler Road

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Southeast Community Area Plan

Plan Adoption Date: December 2022

Plan Goals:

- Housing Recommendation #1: Attract a greater diversity of housing product types and options for existing and new residents, in all stages of life.
- Housing Recommendation #2: Support reinvestment in neighborhoods and existing homes, especially older, single-family neighborhoods

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, and NP-15

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

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant land

Direction: North

Future Land Use Classification: “Neighborhood Mixed Use”

Current Land Use Classification: School

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use: Vacant land

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a regional center or 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 Plan Amendment from “Low Density Residential” to “Urban Low Density Residential” is requested to rezone the property to “MF-18 PUD” Limited Density Multi-Family Planned Unit Development. The property is currently vacant and surrounded by single-family residences. Given the surrounding uses, the current "Low Density Residential" land use designation is considered appropriate. However, the proposed "Urban Low Density Residential" is also appropriate, as it allows for more diverse housing options, while maintaining the residential character of the area. The applicant is proposing a planned unit development with 41 townhomes.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700346

Current Zoning: “R-4 MLOD-3 MLR-2” Residential Single-Family Martindale Army Airfield Military Lighting Overlay District

Proposed Zoning: “MF-18 PUD MLOD-3 MLR-2” Limited Density Multi-Family Planned Unit Development Martindale Army Airfield Military Lighting Overlay District

Zoning Commission Hearing Date: January 16, 2024. Continued from December 19, 2023