



City of San Antonio

Agenda Memorandum

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600076

(Associated Zoning Case Z-2023-10700296)

SUMMARY:

Comprehensive Plan Component: SA Tomorrow Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Current Land Use Category: Urban Low Density Residential

Proposed Land Use Category: Medium Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2022

Case Manager: Joseph Leos, Planner

Property Owner: Sunshine Properties RLB LLC

Applicant: Josetat Olguinio

Representative: Josetat Olguinio

Location: 950 East Drexel Avenue

Legal Description: Lot 13, Block 27, NCB 3295

Total Acreage: 0.1932 acres

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: Martindale Army Airfield

Transportation

Thoroughfare: East Drexel Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: South Mittman Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 30, 230

Comprehensive Plan

Comprehensive Plan Component: SA Tomorrow Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Plan Goals:

- Recommendation #1 Maintain residential and nonresidential densities that are consistent with historic patterns, to strengthen and preserve established neighborhoods.
- Recommendation #2 Establish appropriate buffers and transitions between neighborhoods and nonresidential areas.

Comprehensive Land Use Categories

Land Use Category: “Urban Low Density Residential”

Description of Land Use Category:

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

Permitted Zoning Districts: R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, and NC.

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

- 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.

Permitted Zoning Districts: R-1, R-2, R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, IDZ-1, IDZ-2, MH, MHC, MHP, and MXD.

Land Use Overview

Subject Property

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Vacant Multi-Family

Direction: North

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: East

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: South

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use:

Single-Family Residential

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

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

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Urban Low Density Residential” to “Medium Density Residential” is requested to rezone the property to “MF-33” Multi-Family District. This is not consistent with the SA Tomorrow Southeast Community Area Plan’s objective to maintain residential densities that are consistent with historic patterns and preserve established neighborhoods.

The current land use classification is “Urban Low Density Residential”, which is compatible with the existing single-family uses in the immediate area. The proposed amendment is not consistent and would introduce density that is not already present in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-107000296

Current Zoning: "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: December 19, 2023