



City of San Antonio

Agenda Memorandum

Agenda Date: September 25, 2024

In Control: Planning Commission Meeting

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:

Plan Adoption Date:

Current Land Use Category:

Proposed Land Use Category:

BACKGROUND INFORMATION:

Planning Commission Hearing Date:

Case Manager:

Property Owner:

Applicant:

Representative:

Location:

Legal Description:

Total Acreage:

Notices Mailed

Owners of Property within 200 feet:

Registered Neighborhood Associations within 200 feet:

Applicable Agencies:

Transportation

Thoroughfare:

Existing Character:

Proposed Changes:

Public Transit:

Routes Served:

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:

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:

RECOMMENDATION:

Staff Analysis and Recommendation:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: