



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 21, 2024

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600066  
(Associated Zoning Case Z-2024-10700209 S)

**SUMMARY:**

**Comprehensive Plan Component:** Eastside Area Community Plan

**Plan Adoption Date:** June 2024

**Current Land Use Category:** “Medium Density Residential”

**Proposed Land Use Category:** “Urban Low Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 9, 2024

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Castoreno-Daly Holdings LLC

**Applicant:** Sean Daly

**Representative:** Sean Daly

**Location:** 2551 North Interstate Highway 35

**Legal Description:** The east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177

**Total Acreage:** 0.1544 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance  
Neighborhood Association and Government Hill Tomorrow

**Applicable Agencies:** Martindale Airfield, Fort Sam Houston, TxDOT

### **Transportation**

**Thoroughfare:** North Interstate Highway 35

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Thoroughfare:** Edgar Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 21, 22, 222

**Comprehensive Plan Component:** Eastside Area Community Plan

**Plan Adoption Date:** June 2024

#### **Plan Goals:**

- Goal 1: Community Stability and Inclusion
  - Residents and businesses will maintain and enhance neighborhood character in order to provide stability to the area.
- Goal 2: Employment and Opportunity
  - There will be more employment and entrepreneurial opportunities easily accessible by local residents in the Eastside Community Area.
- Goal 4: Gathering places
  - Diverse retail establishments and services will be available, including familiar and traditional businesses that are relevant to existing residents.

### **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 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

Subject Property

Future Land Use Classification: "Medium Density Residential"

Current Land Use Classification: Vacant Office

Direction: North

Future Land Use Classification: "Urban Low Density Residential"

Current Land Use Classification: Single Family Dwellings

Direction: East

Future Land Use Classification: "Urban Mixed Use"

Current Land Use Classification: Starbucks

Direction: South

Future Land Use Classification: UZROW

Current Land Use Classification: North Interstate Highway 35

Direction: West

Future Land Use Classification: "Medium Density Residential"

Current Land Use Classification: Single Family Dwellings, Offices

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not located within a 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 and Planning Commission recommend Approval.

The proposed Plan Amendment from “Medium Density Residential” to “Urban Low Density Residential” is requested to rezone the property to “NC S” Neighborhood Commercial District with a Specific Use Authorization for a Medical Clinic. Given the proximity to properties with the “Urban Low Density Residential” future land use designation, the proposed Plan Amendment is consistent with the land use in the area. Additionally, the property was previously used as an office and is currently developed to accommodate the requested use.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700209 S**

Current Zoning: "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District

Proposed Zoning: "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Medical Clinic

Zoning Commission Hearing Date: October 15, 2024