



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 28, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600058 (Associated Zoning Case Z-2024-10700148)

**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:** 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:**

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: