



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 25, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600017  
(Associated Zoning Case Z-2022-10700058)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/ Eastside Community Plan

**Plan Adoption Date:** December 14, 2003

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "High Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 25, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** San Antonio Housing Authority

**Applicant:** San Antonio Housing Authority

**Representative:** Brown & Ortiz, PC

**Location:** 903-937 Hedges Street

**Legal Description:** 2.50 acres out of NCB 1453

**Total Acreage:** 2.50

**Notices Mailed**

**Owners of Property within 200 feet:** 43

**Registered Neighborhood Associations within 200 feet:** Denver Heights

**Applicable Agencies:** Martindale Army Airfield, Planning Department

**Transportation**

**Thoroughfare:** Hedges Street  
**Existing Character:** Collector  
**Proposed Changes:** None Known

**Thoroughfare:** South Grimes Street  
**Existing Character:** Local  
**Proposed Changes:** None Known

**Thoroughfare:** South Mel Waiters Way  
**Existing Character:** Local  
**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
**Routes Served:** 26 and 225

### **COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** Arena District/ Eastside Community Plan  
**Plan Adoption Date:** December 14, 2003  
**Plan Goals:**

#### **Goal 2. Land Use Guiding Principles**

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

#### **4. Land Use Plan Goals**

4.1 Conserve existing neighborhoods

### **COMPREHENSIVE LAND USE CATEGORIES**

**Land Use Category:** "Medium Density Residential"

#### **Description of Land Use Category:**

Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

**Land Use Category:** "High Density Residential"

#### **Description of Land Use Category:**

High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or

Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.

**Permitted Zoning Districts:** MF-25, MF-33, MF-40, MF-50

### **LAND USE OVERVIEW**

Subject Property

Future Land Use Classification:

"Medium Density Residential"

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

"Medium Density Residential"

Current Land Use Classification:

Senior Citizen Center

Direction: East

Future Land Use Classification:

"Medium Density Residential"

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

"Medium Density Residential"

Current Land Use Classification:

Church and Single-Family Dwellings

Direction: West

Future Land Use Classification:

"Medium Density Residential"

Current Land Use:

Single Family Dwellings

### **ISSUE:**

None.

### **FISCAL IMPACT:**

There is no fiscal impact.

### **ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The applicant seeks a Plan Amendment to "High Density Residential". The applicant is requesting to rezone to "MF-33" Multi-Family District. The land use in the area is "Medium Density Residential." The proposed "High Density Residential" land use allows more density and is an appropriate land use along Hedges Street which serves as a Collector street in the area. This land use change will also offer an alternative housing option and encourages infill development.

On May 17, 2022 the Zoning Commission recommended Approval of the rezoning request to "MF-33" Multi-Family District.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2022-10700058**

**Current Zoning:** "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** May 17, 2022