



City of San Antonio

Agenda Memorandum

Agenda Date: June 16, 2022

In Control: City Council

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 and Planning Commission recommend 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