



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 22, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600008  
(Associated Zoning Case Z-2023-10700032)

**SUMMARY:**

**Comprehensive Plan Component:** North Central Neighborhoods Community Plan

**Plan Adoption Date:** February 14, 2002

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 22, 2023. This item was continued from the March 8, 2023 hearing.

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Bryan Todd Wildman, Corey Kraus Wildman, Taylor Riggs Wildman

**Applicant:** Bryan Todd Wildman, Corey Kraus Wildman, Taylor Riggs Wildman

**Representative:** Killen, Griffin and Farrimond, PLLC

**Location:** 122 Annie Street

**Legal Description:** Lots 11-13, Block 7, NCB 2800

**Total Acreage:** 0.2152 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Monte Vista Terrace

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Annie Street

**Existing Character:** Local

**Proposed Changes:** None known.  
**Thoroughfare:** Judson Street  
**Existing Character:** Local  
**Proposed Changes:** None known.

**Public Transit:** 5, 204, 509

### **Comprehensive Plan**

**Comprehensive Plan Component:** North Central Neighborhoods Community Plan

**Plan Adoption Date:** February 14, 2002

**Update History:** NA

#### **Plan Goals:**

- GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.
- Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:** Low Density Residential supports the principles of concentrating urban growth, 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. Low Density Residential areas are composed mainly of single-family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

**Permitted Zoning Districts:** “R-4”, “R-5”, “R-6”

**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 in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

**Permitted Zoning Districts:** “RM-4”, “RM-5”, “RM-6”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential  
**Current Land Use Classification:**  
Residential Dwelling

Direction: North  
**Future Land Use Classification:**  
OCL  
**Current Land Use Classification:**  
Outside city limits

Direction: East  
**Future Land Use Classification:**  
Low Density Residential  
**Current Land Use Classification:**  
Residential Dwelling

Direction: South  
**Future Land Use Classification:**  
Medium Density Residential  
**Current Land Use Classification:**  
Residential Dwelling

Direction: West  
**Future Land Use Classification:**  
Low Density Residential  
**Current Land Use Classification:**  
Residential Dwelling

**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 proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for four (4) residential units. The proposed “Medium Density Residential” is appropriate. There is an established low-density residential development pattern in proximity to the property, but the property also shares a block with “Neighborhood Commercial” and “Medium Density Residential” land use designations, with a mix of zoning designations. The property resides on the corner of two local streets, making it an appropriate location for residential

infill. Additionally, the property shares a block with other multi-family properties of similar size and placement.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700032**

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units

Zoning Commission Hearing Date: March 21, 2023