



City of San Antonio

Agenda Memorandum

Agenda Date: March 22, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Plan Amendment PA-2023-11600013

(Associated Zoning Case Z-2023-10700037)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Update History: The plan was first updated on May 27, 2004 and then again June 16, 2011

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 22, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Nathan Hawkins

Applicant: Nathan Hawkins

Representative: Nathan Hawkins

Location: Generally located at the 7000 block of Mainland Drive

Legal Description: Lot P-92D, NCB 18311

Total Acreage: 2.19

Notices Mailed

Owners of Property within 200 feet: 68

Registered Neighborhood Associations within 200 feet: Bandera Landing Townhomes

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Mainland Drive

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Highland Park

Existing Character: None

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

ISSUE:

None.

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Goals:

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Housing Policy P30: Ensure infill development is compatible with existing neighborhoods

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD

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, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. Certain non-residential uses, 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-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Lot

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: East

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Duplex

Direction: South

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Duplex

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use: Single-family 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 in order to rezone the property to "MF-18" Limited Density Multi-Family District. The proposed land use change is consistent with the existing “Medium Density Residential” directly south of the subject property.

The request is also consistent with the goals and objectives of the Strategic Housing Implementation Plan for diverse housing options for all economic levels. The proposed “Medium Density Residential” is appropriate for the area and along Mainland Road, which has an established combination of “Low Density Residential”, “Medium Density Residential”, and “High Density Residential.”

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700037

Current Zoning: "R-6" Residential Single-Family District

Proposed Zoning: “MF-18” Limited Density Multi-Family

Zoning Commission Hearing Date: April 4, 2023