



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** May 24, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT PA-2022-11600079

(Associated Zoning Case Z-2022-10700211)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Area Regional Center Plan

**Plan Adoption Date:** June 6, 2019

**Current Land Use Category:** Urban Low Density Residential

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 24, 2023. This case was continued from the August 24, 2022 and the September 14, 2022 hearings. This case was postponed on October 12, 2022. The case proceeded to the April 12, 2023 and was continued. There was an additional continuance granted on May 10, 2023.

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** RJ Meridian Care Realty Group of SA III, LLC

**Applicant:** RJ Meridian Care Realty Group of SA III, LLC

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

**Location:** 815 East Grayson Street

**Legal Description:** Lot 14, NCB 46

**Total Acreage:** 1.24

**Notices Mailed**

**Owners of Property within 200 feet:** 50

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance  
Neighborhood Association

**Applicable Agencies:** Planning Department, Fort Sam Military Base

### **Transportation**

**Thoroughfare:** East Grayson Street

**Existing Character:** Minor

**Proposed Changes:** None Known

**Thoroughfare:** East Josephine Street

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 20, 9, 14, 209, 214

### **Comprehensive Plan**

**Comprehensive Plan Component:** Midtown Area Regional Center Plan

**Plan Adoption Date:** June 6, 2019

**Plan Goals:**

- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.
- 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Urban Low Density Residential"

**Description of Land Use Category:**

- 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.

**Permitted Zoning Districts:** R-1. R-2. R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1. MH, MHC, MHP, MXD, and NC.

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- includes low-rise to mid-rise buildings with four ( 4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities. This form of development is typically

located along or near major arterials or collectors. High density multi-family uses should be located in close 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. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses.

- Typical densities in this land use category would range from 25 to 50 dwelling units per acre.

**Permitted Zoning Districts:** RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, IDZ-2, IDZ-3, MH, MHC, MHP, and MXD.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use Classification:**

Empty Building

Direction: North

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use Classification:**

Apartment Complex

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Single-Family Residences and Vacant

Direction: West

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use:**

Apartment Complex

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

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

The applicant seeks a Plan Amendment to “High Density Residential” to rezone to “IDZ-3” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units.

The proposed “High Density Residential” land use is not appropriate for the area. Surrounding residential land use consists of “Urban Low Density Residential” and “Medium Density Residential”. The existing “Urban Low Density Residential” land use allows up to 18 units per acre and is fitting, as there is a mix of single-family residential uses and limited density multifamily complexes in the area. “High Density Residential” would introduce a higher intensity land use at a density four times larger than prescribed by the current land use, which does not align with the existing neighborhood character for a Plan that was more recently adopted in June 2019.

The applicant did amend down from ninety-two (92) units to fifty (50) units, which still requires a land use of “High Density Residential” as the density aligns most closely with “MF-40” Multi-Family District with 40 units per acre.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700211**

**Current Zoning:** "MF-18" Limited Density Multi-Family Airport Hazard Overlay District

**Proposed Zoning:** "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 92 dwelling units

**Zoning Commission Hearing Date:** May 16, 2023