



City of San Antonio

Agenda Memorandum

Agenda Date: August 9, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600022

(Associated Zoning Case Z-2023-10700078)

SUMMARY:

Comprehensive Plan Component: SA Tomorrow Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Current Land Use Category: “Urban Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 9, 2023. This case was continued from the July 12, 2023 hearing.

Case Manager: Elizabeth Steward, Planner

Property Owner: Christian Hernandez

Applicant: Alvin G Peters

Representative: Alvin G Peters

Location: 327 Chickering Avenue

Legal Description: Lot 57E, Block 7, NCB 7524 and Lot 6 and 7, Block 5, NCB 7526

Total Acreage: 1.152

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Pasadena Heights Neighborhood Association

Applicable Agencies: Martindale Army Air Field

Transportation

Thoroughfare: Chickering Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 30, 28, 230

ISSUE:

None.

Comprehensive Plan

Comprehensive Plan Component: SA Tomorrow Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Plan Goals:

- Recommendation #1 Maintain residential and nonresidential densities that are consistent with historic patterns, to strengthen and preserve established neighborhoods.
- Recommendation #2 Establish appropriate buffers and transitions between neighborhoods and nonresidential areas.

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.
- 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.

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

- Accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category.
- Higher density multi-family uses, where practical, should be located in 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.

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.

Permitted Zoning Districts: R-1, R-2, R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, IDZ-1, IDZ-2, MH, MHC, MHP, and MXD.

Land Use Overview

Subject Property

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

City/ State/ Federal Government

Current Land Use Classification:

Drainage Easement

Direction: East

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Single Family Residence

Direction: South

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Single Family Residence

Direction: West

Future Land Use Classification:

Urban Low Density Residential

Current Land Use:

Single Family Residence

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a half mile of a Premium Transit Corridor or a Regional Center.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed land use amendment from “Urban Low Density Residential” to “Medium Density Residential” is requested in order to rezone the property to “IDZ-2” Infill Development Zone Airport Hazard Overlay District with uses permitted for thirty (30) dwelling units. This is not consistent with the SA Tomorrow Southeast Community Area Plan’s objective to maintain residential densities that are consistent with historic patterns and preserve established neighborhoods. The current land use classification is “Urban Low Density Residential”, which is compatible with the existing single-family residential uses in the area. The proposed “Medium Density Residential” is not a compatible land use to abut the established “R-6” base zoning to the south, east, and west. The property is not in proximity to any large corridors and introducing higher intensity land use could negatively impact the infrastructure of the surrounding area. The highest density that can be found in the area is the 50-unit development that was built before the Planning Department administered a large area rezoning in 2009 to designate more apt zoning districts for the neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700078

CURRENT ZONING: "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

PROPOSED ZONING: "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for thirty (30) dwelling units
Zoning Commission Hearing Date: September 5, 2023