



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 3, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600101

(Associated Zoning Case Z-2022-10700297)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/ Eastside Community Plan

**Plan Adoption Date:** September 10, 2003

**Current Land Use Category:** “Parks/ Open Space”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 16, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Hinds Feet Investments LLC

**Applicant:** Fernando DeLeon

**Representative:** Patrick Christensen, PC

**Location:** 102 Hines and 900 Larry Street

**Legal Description:** 0.691 acres out of NCB 1244

**Total Acreage:** 0.691

**Notices Mailed**

**Owners of Property within 200 feet:** 42

**Registered Neighborhood Associations within 200 feet:** Harvard Place Eastlawn Neighborhood Association

**Applicable Agencies:** Martindale Army Air Field, Fort Sam Houston Military Base, Parks Department

**Transportation**

**Thoroughfare:** Hines

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Larry Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 22, 222

**Comprehensive Plan**

**Comprehensive Plan Component:** Arena District/ Eastside Community Plan

**Plan Adoption Date:** September 10, 2003

**Plan Goals:**

- 4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones
- 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

**Comprehensive Land Use Categories**

**Land Use Category:** "Parks/ Open Space"

**Description of Land Use Category:**

- Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural

areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

**Permitted Zoning Districts:** RE, RP, G, R-1-5, R-20

### **Comprehensive Land Use Categories**

**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.
- single family, accessory dwellings, cottage houses, duplexes, triplexes, fourplexes, townhomes, apartments, condominiums

**Permitted Zoning Districts:** MF-25, Multifamily MF-33, Multifamily MF-40, Multifamily MF-50, Multifamily (and less intense residential zoning districts)

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification:**

Parks/ Open Space

#### **Current Land Use Classification:**

Vacant and 1 Single Family Residential Dwelling

Direction: North

#### **Future Land Use Classification:**

Parks/ Open Space

#### **Current Land Use Classification:**

Single Family Residences

Direction: East

#### **Future Land Use Classification:**

Parks/ Open Space

#### **Current Land Use Classification:**

Onslow Park

Direction: South

#### **Future Land Use Classification:**

Parks/ Open Space

#### **Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

Parks/ Open Space

**Current Land Use:**

Menger Creek Linear park

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Near Eastside Regional center and is within a half mile of the Commerce- Houston Premium Transit Corridor.

**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 “Parks/ Open Space” to “High Density Residential” is requested in order to rezone the property to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted for twelve (12) dwelling unit. Most of the area consists of “Parks/Open Space” and “Medium Density Residential” land use. The Plan Amendment is consistent with the Arena District/ Eastside Community Plan’s objective to recommend multi-family residential neighborhoods near Salado Creek to supplement existing “Medium Density Residential.”

The proposed Plan Amendment to “High Density Residential” is a better use for the property and allows for additional housing to be created in accordance with the City’s Strategic Housing Implementation Plan. Also, the “High Density Residential” land use classification will add diverse housing options for the East side, while also promoting infill development on an existing vacant lot.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:Z-2022-10700297**

**CURRENT ZONING:** "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**PROPOSED ZONING:** "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twelve

(12) Dwelling Units

Zoning Commission Hearing Date: June 20, 2023