



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 2, 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-2023-11600062  
(Associated Zoning Case Z-2023-10700218)

**SUMMARY:**

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

**Plan Adoption Date:** December 2003

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 13, 2023

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Gerardo Ituarte

**Applicant:** Gerardo Ituarte

**Representative:** Gerardo Ituarte

**Location:** 223 and 226 Toledo Street, and 1517 Wyoming Street

**Legal Description:** Lot 27, Lot 33, Lot 34, and Lot 41, NCB 1393

**Total Acreage:** 0.3182 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 38

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** Parks and Recreation, Martindale Army Air Field, Office of Historic Preservation, Planning Department

### **Transportation**

**Thoroughfare:** Toledo Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Wyoming Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 20, 225

### **Comprehensive Plan**

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

**Plan Adoption Date:** December 2003

**Plan Goals:**

- 2. Land Use Guiding Principles
  - 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.
- 4. Land Use Plan Goals
  - 4.1 Conserve existing neighborhoods

### **Comprehensive Land Use Categories**

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

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

**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.

**Permitted Zoning Districts:** MF-25, MF-33, MF-40, MF-50

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant, Residential Dwelling

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Residential Dwelling

Direction: East

**Future Land Use Classification:**

Parks Open Space

**Current Land Use Classification:**

Cemetery

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Residential Dwelling

Direction: West

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Residential Dwelling

**ALTERNATIVES:**

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

**ISSUE:** None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

The subject property is not located within a Regional Center but is within a ½ mile of the New Braunfels Avenue Premium Transit Corridor and Austin Highway Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission recommend Approval.

The proposed land use amendment from “Medium Density Residential” and “High Density Residential” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for twenty-eight (28) dwelling units. While the established development pattern is consistent with the “Medium Density Residential” land use category, the property has certain physical and locational characteristics that also align with the “High Density Residential” land use category. The property is at the corner of two local streets and is situated between a mixed residential development pattern and a large cemetery that backs into a commercial corridor. The proposed land use category could potentially serve as a transitional buffer between the low-density development pattern to the north and west of the subject property and the commercial development to the east. The proposal is for additional housing, which aligns with the goals and objectives of the Strategic Housing Implementation Plan, as well as the Arena District/Eastside Community Plan.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700218**

Current Zoning: "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield 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 Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for 28 dwelling units

Zoning Commission Hearing Date: September 19, 2023