



City of San Antonio

Agenda Memorandum

Agenda Date: February 9, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment PA-2021-11600120
(Associated Zoning Case Z-2021-10700352)

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: February 9, 2022

Case Manager: Summer McCann, Planner

Property Owner: Hayek LLC

Applicant: Claire El Hayek

Representative: Claire El Hayek

Location: 1337 Westfall Avenue

Legal Description: Lot 7 and Lot 8, Block 2, NCB 2918

Total Acreage: 0.3753 Acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Martindale Army Airfield

Transportation

Thoroughfare: Westfall Avenue

Existing Character: Local

Proposed Changes: None Known.

Public Transit: There are no VIA bus routes within walking distance of the subject property.

COMPREHENSIVE PLAN

Comprehensive Plan Component: Arena District/ Eastside Community Plan

Plan Adoption Date: December 2003

Relevant goals/recommendations/strategies of the Arena District/ Eastside Community Plan may include:

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

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 Land

Direction: North

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: East

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: South

Future Land Use Classification: None

Current Land Use Classification: Highway

Direction: West

Future Land Use Classification: “Medium Density Residential”

Current Land Use: Vacant Land

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 proposed land use amendment from “Medium Density Residential” to “High Density Residential” is requested in order to rezone the property to “MF-33” Multi-Family District. The proposed “High Density Residential” land use designation is not appropriate given that neighboring properties are primarily used as single-family residences. Additionally, the surrounding area is entirely designated as “Medium Density Residential”, the proposed development would not be consistent with the established use pattern.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700352

Current Zoning: “RM-4 MLOD-3 MLR-2 AHOD” Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay

Zoning Commission Hearing Date: February 15, 2022