



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 1

SUBJECT:

Plan Amendment PA-2023-11600047 (Associated Zoning Case Z-2023-10700156)

SUMMARY:

Comprehensive Plan Component: ADD

Plan Adoption Date:

Current Land Use Category:

Proposed Land Use Category:

BACKGROUND INFORMATION:

Planning Commission Hearing Date: ADD

Case Manager:

Property Owner:

Applicant:

Representative:

Location:

Legal Description:

Total Acreage:

Notices Mailed

Owners of Property within 200 feet:

Registered Neighborhood Associations within 200 feet:

Applicable Agencies:

Transportation

Thoroughfare:

Existing Character:

Proposed Changes:

Public Transit:

Routes Served:

Comprehensive Plan

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Plan Goals:

Relevant Goals and Strategies of the Greater Dellview Area Community Plan may include:

- Goal 5: Housing Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long-term investment in the area.
- Objective 5.2: Housing Design Standards and Certainty Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development.

Relevant Goals and Policies of the Comprehensive Plan may include:

- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhood located near transit, employment, retail, medical and recreational amenities.

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: This category encompasses duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. Medium density residential is most appropriately placed at the perimeter of a neighborhood’s low density core, and is recommended on collectors or higher. Low density residential uses are also allowed in this category. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

Permitted Zoning Districts: R-4 RM-4 R-5 RM-5 R-6 RM-6

Land Use Category: “Public Institutional”

Description of Land Use Category: Public/Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. The location for these services include where they currently reside, as well as where they best meet the future needs of the community. Examples of public institutional uses include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.

Permitted Zoning Districts:

Land Use Category: “High Density Residential”

Description of Land Use Category: This category encompasses uses with more than four units on individual lots including apartment complexes and condominiums. High density residential land use is most appropriately placed as a transition between medium density residential land use and commercial uses, and should be located on arterials or higher order roadways. Medium density residential uses are also allowed in this category. Whenever possible, the community desires that new high density residential development be in conformance with the scale, height, and massing of the majority of high density residential uses that already exist in the area.

Permitted Zoning Districts: RM-4 MF-25 RM-5 MF-33 RM-6 MF-40

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential” and “Public Institutional”

Current Land Use Classification:

Auto Sales

Direction: North

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

Church

Direction: East

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

School

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Restaurant and Convenience Store

Direction: West

Future Land Use Classification:

“Medium Density Residential”

Current Land Use:

Apartments

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within the Regional Center but is within ½ a mile from the San Pedro Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.

3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: ADD

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: