



City of San Antonio

Agenda Memorandum

Agenda Date: September 13, 2023

In Control: Planning Commission Meeting

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:

Plan Adoption Date:

Current Land Use Category:

Proposed Land Use Category:

BACKGROUND INFORMATION:

Planning Commission Hearing Date:

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: 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:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: