



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 22, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT PA-2021-11600081
(Associated Zoning Case Z-2021-10700226)

SUMMARY:

Comprehensive Plan Component: Arena/Eastside District

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: Septemeber 22, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Jim Cannon, Archon Growth and Income LP, Managing Partner

Applicant: UP Engineering + Surveying

Representative: UP Engineering + Surveying

Location: 1711 Burleson Street

Legal Description: Lot 10, Block 6, NCB 1307

Total Acreage: 0.222

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Harvard Place Eastlawn

Applicable Agencies: None

Transportation

Thoroughfare: Burleson Street

Existing Character: None

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Routes Served: 22

ISSUE:

None.

Comprehensive Plan Component: Arena/Eastside District

Plan Adoption Date: December 2003

Current Land Use Category: “Medium Density Residential”

Proposed Land Use Category: “High Density Residential”

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes

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: Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40 and MF-50

LAND USE OVERVIEW

Subject Property

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: High Density Residential

Direction: North

Future Land Use Classification: Parks Open Space

Current Land Use Classification: Parks Open Space

Direction: East

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Medium Density Residential

Direction: South

Future Land Use Classification: Public Institutional

Current Land Use Classification: Public Institutional

Direction: West

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Medium Density Residential

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 “High Density Residential” is midblock and is not appropriate for the area with a land use of predominantly “Medium Density Residential.” The applicant proposes to rezone to “MF-33” Multi-Family for up to seven (7) residential units. Rezoning to “RM-4” negates the need for a Plan Amendment and the applicant can build up to eight (8) units, if the property is properly subdivided.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: “R-6 CD MLOD-3 MLR-2 AHOD” Residential-Single Family Martindale Army Air Field Military Lighting Overlay District with Conditional Use for a Learning Center

Proposed Zoning: “MF-33 MLOD-3 MLR-2 AHOD” Multi-Family Martindale Army Air Field Military Lighting Overlay District

Zoning Commission Hearing Date: October 5, 2021