



City of San Antonio

Agenda Memorandum

Agenda Date: November 17, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600101
(Associated Zoning Case Z-2021-10700281)

SUMMARY:

Comprehensive Plan Component: Midtown Area Regional Center Plan
Plan Adoption Date: June 6, 2019
Current Land Use Category: “Urban Low Density Residential”
Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 17, 2021
Case Manager: Despina Matzakos, Planner
Property Owner: East Woodlawn LLC, Christopher Decastro
Applicant: Suki Sangha
Representative: John Duvall & Monica Tillman
Location: 625 East Woodlawn
Legal Description: Lot 6, Block 1, NCB 6200
Total Acreage: 0.1423 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association
Applicable Agencies: None

Transportation

Thoroughfare: East Woodlawn

Existing Character: Local Public Road

Proposed Changes: None

Thoroughfare: St. Mary's Street

Existing Character: Collector

Proposed Changes: Improve N. St. Mary's from Mistletoe to Josephine including sidewalk connectivity, intersection improvements and signal enhancements as appropriate and within available funding.

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

Routes Served: 8

COMPREHENSIVE PLAN

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Plan Goals:

Relevant goals/recommendations/strategies of the Midtown Regional Center Plan may include:

Land Use Recommendation #2: Encourage zoning that supports the maintenance of neighborhood character while encouraging affordable housing, housing for all stages of life, and housing that is accessible to people with mobility impairments.

Land Use Recommendation #3: Discourage incremental rezoning (both up-zoning and down-zoning) in Midtown neighborhood areas.

Land Use Strategy 3.1: *The conditional rezoning process should typically be used in residential neighborhoods instead of base zone rezoning, in order to provide relatively certain outcomes for new development and adaptive reuse of existing buildings.*

Housing Recommendation #1: Ensure that zoning supports a context sensitive supply of diverse housing to support Midtown's expected household growth.

Housing Recommendation #3: Maintain affordability and a diversity of housing options by accommodating additional housing in neighborhoods and transition areas through context sensitive design and small scale, infill housing.

Housing Strategy 3.3: *Encourage additional neighborhood housing such as accessory dwelling units and middle-density housing types (e.g. duplex, triplex) where consistent with the Future Land Use Plan and policy.*

Housing Strategy 3.5: *Support re-zoning in neighborhoods that reduces barriers to rehabilitating and improving existing structures.*

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: Urban Low Density Residential

Description of Land Use Category: Urban Low Density Residential includes a range of housing types including single family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden- style apartments, and manufactured home parks. This land use category may also

accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.
- IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

Land Use Category: Medium Density Residential

Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.
- IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Permitted Zoning Districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP.

LAND USE OVERVIEW

Subject Property

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Structure with 5 units

Direction: North

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Boutique, Plant Shop, Tattoo Parlor

Direction: East

Future Land Use Classification:

Urban Low Density Residential, UZROW

Current Land Use Classification:

Residential Structure, Green Space buffering Highway

Direction: South

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Structures, Multi-family Apartment Complexes

Direction: West

Future Land Use Classification:

Urban Low Density Residential, Neighborhood Mixed Use

Current Land Use Classification:

Residential Structures, Bar

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Medium Density Residential” to rezone to “MF-33” Multi-family District. The proposed “Medium Density Residential” land use is appropriate to the area. The site has previously been used for multiple dwellings and the proposed plan amendment and zoning change will allow existing housing stock to be preserved. Additionally, the site’s proximity to St. Mary’s Street and US-281 lends to the gradation of density outward from the edges of the residential core on a block that has long had a mix of housing types and densities.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700281

Current Zoning: "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay

Zoning Commission Hearing Date: November 16, 2021