



City of San Antonio

Agenda Memorandum

Agenda Date: April 27, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600032
(Associated Zoning Case Z-2022-10700069)

SUMMARY:

Comprehensive Plan Component: Downtown Area Regional Center Plan
Plan Adoption Date: December 5, 2019
Current Land Use Category: Urban Low Density Residential
Proposed Land Use Category: Medium Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 27, 2022
Case Manager: Despina Matzakos, Planner
Property Owner: Amibo Microestates LLC
Applicant: Benjamin Bowman, Architect, Assets & Architects
Representative: Benjamin Bowman, Architect, Assets & Architects
Location: 317 East Theo Avenue
Legal Description: Lots 7 & 8, Block 1, NCB 3848
Total Acreage: 0.3444 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Lonestar Neighborhood Association
Applicable Agencies: Lackland Airforce Base, OHP, World Heritage Organization, Planning Department

Transportation

Thoroughfare: East Theo Avenue

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 46 & 246

COMPREHENSIVE PLAN

Comprehensive Plan Component: Downtown Area Regional Center Plan

Plan Adoption Date: December 5, 2019

Plan Goals:

Goal 4: Diversify the Mix of Uses in the Downtown Core

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

Goal 7: Create Greater Opportunities for Parks, Public Space, and Recreation

Goal 9: Enhance Wayfinding, Key Gateways and Critical Connections

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.

Permitted Zoning Districts: R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, and NC. Typical densities in this land use category would range from 7 to 18 dwelling units per acre. PUD 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.

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.

Permitted Zoning Districts: Permitted zoning districts: R-1, R-2, R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, IDZ-1, IDZ-2, MH, MHC, MHP, and MXD. Typical densities in this land use category would range from 13 to 33 dwelling units per acre. PUD 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.

LAND USE OVERVIEW

Subject Property

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Single-Family Home and Empty Lot

Direction: North

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Single-Family Homes

Direction: East

Future Land Use Classification: Parks Open Space

Current Land Use Classification: San Antonio River and Trailhead

Direction: South

Future Land Use Classification: Low Density Residential, Parks Open Space

Current Land Use Classification: Single-Family Homes

Direction: West

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Single-Family Homes

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 applicant seeks a Plan Amendment to “Medium Density Residential” to rezone to “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for eight (8) dwelling units. The proposed “Medium Density Residential” land use is not appropriate for the area. Surrounding land uses consists of “Urban Low Density Residential”, “Low Density Residential”, and “Parks Open Space”. Introducing a more intense land use of “Medium Density Residential” will allow for higher residential density that does not match with the existing single-family residential character of the neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units

Zoning Commission Hearing Date: May 3, 2022